

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8827 Hawkins Lane, Chevy Chase	Meeting Date:	1/08/2025
Resource:	Contributing Resource Hawkins Lane Historic District	Report Date:	12/31/2024
Applicant:	Adisra Jittipun	Public Notice:	12/25/2024
Review:	Historic Area Work Permit	Tax Credit:	Partial
Permit Number:	1086808	Staff:	Dan Bruechert

PROPOSAL: Partial demolition, building addition, window replacement, and hardscape alteration

STAFF RECOMMENDATION

Staff recommends the HPC approve with **four (4) conditions** the HAWP application with final approval delegated to staff:

1. The set of Civil Engineering drawings submitted for permitting must accurately show the intersection between the house and the grade.
2. Approval does not extend to the board and batten or fiber cement stucco panel siding. Siding for the addition must be cedar shake. Updated plans showing the change must be submitted prior to permit approval.
3. The final plans submitted for permitting must fully illustrate the exposed roof rafter tails in a detail drawing added to the plans.
4. All the new window and door openings must replicate the trim details from the existing house on all elevations. The existing elevation sheets must be updated to accurately show the trim and a detail drawing must be added to the plans.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Contributing Resource within the Hawkins Lane Historic District
STYLE:	Vernacular Cottage
DATE:	c.1938



Figure 1: The subject property is located near the northern end of Hawkins Lane.

BACKGROUND

The HPC held a Preliminary Consultation on this case at the October 9, 2024 HPC meeting. The HPC concurred with Staff's finding that the footprint of the proposed addition was appropriate, but also agreed with Staff's finding that the roof was too flat to be compatible with the character of the house. The commissioners recommended several revisions that could help to reduce the apparent mass of the addition including; installing a long dormer, something similar to a mansard roof, and sinking the addition into the ground by several feet to lower the addition's apparent height.

A majority of the commissioners present indicated that a visual element was necessary to separate the historic from the new construction as required under *Standard 9*.

The applicant presented a 2nd Preliminary Consultation at the December 4, 2023 HPC meeting. The HPC found that the design had been improved, but provided some very prescriptive revisions including, pulling the dormer walls in to create a smaller footprint than the walls below, matching the existing house overhang, and eliminating the fiber cement panels from consideration. The applicant has made revisions to the design and seeks HAWP approval.

PROPOSAL

The applicant proposes to construct a rear addition, replace siding and trim as needed, and replace the existing windows.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Hawkins Lane Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Hawkins Lane Historic District Development Guidelines Handbook (Design Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.¹

Hawkins Lane Historic District Development Guidelines Handbook

Existing Buildings

- Exterior alteration and additions should be compatible with in scale and massing and materials with the existing building;
- The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it;
- Architectural elements which contribute to a building's character, including front porches, should be retained;
- Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive;
- Additions or alterations to existing outbuildings should follow the same guidelines as additions or alterations to residential structures, that is, they should be compatible with the existing structures in terms of scale, massing, and material.
- Where an outbuilding has particular historic significance because of its date of erection or other factors (as with the shed at the rear of 4113 Jones Bridge Road) every effort should be made to maintain and preserve it.
- Landscaping around new construction or existing buildings should be informal, in keeping with the existing landscape.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a

¹ A copy of the full *Design Guidelines* is available here: <https://montgomeryplanning.org/wp-content/uploads/2019/09/Hawkins-Lane-HD-Development-Guidelines-Handbook.pdf>.

- manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Text from the *Hawkins Lane Historic District Design Guidelines Handbook*, January 1991:

“The Hawkins Lane Historic District is a very special place. Located in a heavily-developed area with a substantial number of large, expensive homes, the district has a quiet, rural atmosphere and its residences are modest in both size and price. District property owners, moreover, are concerned with preserving their community and protecting those features that make it such a special place in which to live.

In 1987, their concern led to the establishment of The Ad Hoc Committee to Save Hawkins Lane. The

goal of the Committee (composed of historic district and area property owners) is to maintain and protect the district's existing character while, at the same time, allowing for compatible growth and change. The Committee has a vision of a community in which both the "new" and the "old" coexist compatibly, thanks to careful planning and extensive community involvement in the planning process.

The Hawkins Lane Historic District Development Guidelines Handbook was prepared to help the Committee achieve this vision and to assist district property owners and residents in preserving the quiet, small-scale, intimate character of their community. The Handbook describes those qualities which contribute to the district's visual character; includes information on the County's Historic Preservation Ordinance and the Historic Area Work Permit (HAWP) process; and provides guidelines for district property owners planning alterations or new construction and county agencies (such as the Historic Preservation Commission) which must review and approve such plans.

The development guidelines are general in nature, to allow for flexibility in application, and they are to be used in conjunction with county land use regulations and The Secretary of the Interior's Standards for Rehabilitation, previously adopted by the county's Historic Preservation Commission (HPC). The Ad Hoc Committee proposes that the Montgomery County HPC also formally adopt the Guidelines for use in reviewing Historic Area Work Permit applications in the Hawkins Lane Historic District.

The History of Hawkins Lane

County land records indicate that the site of the Hawkins Lane Historic District was once part of a 700-acre tract called "Clean Drinking", granted to Colonel John Courts in 1700 by Charles, Lord Baron of Baltimore. The tract was purchased by Charles Jones in 1750, and the association of Clean Drinking (which at one point included some 1400 acres) with the Jones family continued well into the twentieth century; it is memorialized in the names of two area streets, Jones Mill Road and Jones Bridge Road.

The first Hawkins to be associated with the property was a prosperous white farmer from Prince George's County named James Hawkins, who, in 1825, bought for \$10,000 " all that part of a tract of land called Clean Drinking, a total of 400 acres " from Clement Smith, who had acquired the property from a descendant of Charles Jones [Montgomery County Land Records, Y/80]. In 1867 Hawkins' relatives sold approximately 93 acres of the tract to the Reverend John Hamilton Chew of Washington, D.C., a prominent Episcopalian minister. It was the Reverend Chew's widow, Sophia, who, in February of 1893, sold three acres of Clean Drinking for \$300 to James H. Hawkins, an ex-slave who had been employed (as a freedman) by her husband; the sale set the stage for the development of a small black community on the site.

By 1897, Hawkins had erected a two-story frame house for himself at the southwest corner of what later became Hawkins Lane and Jones Bridge Road. The first residence built on the Lane; it was destroyed by fire in the early 1920's.

After James H. Hawkins' death in 1928, his property was (in accordance with his will) divided equally among his twelve children; the Lane and the adjoining section of Jones Bridge Road were soon populated with homes built by members of the Hawkins family for themselves or for relatives and friends.

The history of the district's association with the Hawkins' family is a lengthy one, continuing to the present. All but six of the houses on the Lane were built by the children of James H. Hawkins for their own use, and they remained in the family for many years. Two of the Hawkins Lane properties are still owned by members of the Hawkins family, and James Hawkins' granddaughter, octogenarian Ella Hawkins, occupies one of them. On Jones Bridge Road, several properties still remain in the Hawkins family, while others were not sold to "outsiders" until the mid-1970's.

Established by a black, with the majority of dwellings built by --and for -- blacks, the Hawkins Lane Historic District remained a black residential enclave and "kinship community" for well over half a century, with the houses owned and occupied primarily by one family. Although the community is now racially mixed, a number of the properties are still black-owned and the Hawkins family is still represented in the district [this text was authored in 1990 and based on Staff's review of the tax records for the lane it does not appear that any Hawkins still reside on the lane]. And, in spite of changes in the racial composition of the district, it has retained the strong sense of community cohesiveness which was originally based on ties of kinship.

The district continues to be an important link to an earlier period in the county's history, and a tangible record of the efforts of the county's black citizens to establish themselves economically and socially."

The subject property is a contributing resource to the Hawkins Lane Historic District. It is a small side-gable cottage with a concrete foundation, shake siding, exposed rafter tails, and a small front porch. The house retains its six-over-six wood sash windows and half-light wood door. The house to the south (8825 Hawkins Lane) is a twin to the subject property.



Figure 2: The subject property is a small cottage near the north end of the Hawkins Lane Historic District.

The applicant proposes to construct a rear addition, replace the existing windows, and repair trim and siding in kind. Based on Staff's observations during a recent site visit, it appears the roof shingles are damaged and will also need to be replaced.

Rear Addition: Overview

The small cottage is 20' × 22' (twenty feet wide by twenty-two feet deep), and the applicant proposes to construct a two-story addition to the rear that measures 20' × 20' (twenty feet by twenty feet). The proposed addition will effectively double the size of the existing house. The dormer will be 1' (one foot) narrower than the first floor, with a 6" (six inch) inset on each side. The proposed rear addition will be covered by a rear-facing gable roof with a shed dormer that runs the full length of the elevation covered in three-tab asphalt shingles. The addition will have a parged CMU block foundation with fiber cement board and batten on the ground floor and dormer. The addition's windows will be a combination of six-over-six aluminum-clad sash windows and twelve light aluminum-clad casements. The windows will have simulated divided lites with permanently affixed exterior and interior grilles with a spacer bar between the panes of glass. On the rear of the addition, the applicant proposes to install a pair of aluminum-clad wood sliding-glass doors in the basement and a larger sliding-glass door on the first floor that provides access to a small wood balcony. Large picture windows are proposed on the first floor and in the dormer level, with two smaller single light windows installed on the rear elevation of the dormer.

Staff finds the proposal is similar to the 2009 approved addition at 8825 Hawkins Lane.² That addition measures 16' × 19' (sixteen feet deep by nineteen feet wide) and utilizes large shed dormers on both sides of the rear-facing gable roof to create the second-floor living space. The original proposal at that property proposed a large rear-facing shed roof (see pages 45-49 of the linked application materials). At the Preliminary Consultation, the HPC concurred with Staff's finding that a very low-sloping gable roof was inappropriate. One of the recommendations was to utilize a large dormer similar to the proposal at 8825 Hawkins Lane (see *Fig 3*, below).

While the HPC usually does not approve additions that will effectively double the size of a historic resource – so that the historic resource retains primacy – Staff finds there are several factors supporting a building addition of the size proposed. First, the location of the house within the historic district and the setbacks of the adjacent houses will limit the visibility of the proposed addition. Second, Staff finds the addition can be placed so that it does not overwhelm the historic resource; even taking into consideration the 'small-scale' appearance identified in the *Design Guidelines*. Third, Staff finds the historic building is small by modern and historic standards, and even with the proposed addition, the subject property will not overwhelm the character of the surrounding district. At both Preliminary Consultations, a majority of the commissioners concurred with Staff's finding that the size of the addition was appropriate.

² The Staff Report and application materials for the 2009 HAWP at 8825 Hawkins Lane is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box062/35-54-09A_Hawkins%20Lane%20Historic%20District_8825%20Hawkins%20Lane_07-09-2009.pdf.



Figure 3: The subject property (left) and 8825 Hawkins Lane with the approved rear addition (right).

Rear Addition: Materials

As Staff stated in the earlier Preliminary Consultations, Staff finds the majority of the proposed materials, including asphalt shingles, cedar shake siding, and parged concrete foundation match the existing house materials and are appropriate in this application, per 24A-8(b)(1).

Staff does not find the proposed fiber cement board and batten siding to be compatible with the character of the subject property. While board and batten siding is typically associated with locations with rural character, and Hawkins Lane is characterized by its rural character, Staff is nonetheless convinced that the proposed board and batten is an inappropriate material. In addition to the material's compatibility, Staff is concerned about the long-term preservation of the subject resource. At the last Preliminary Consultation, several commissioners noted the difficulty of effectively tying the shingle siding into the fiber cement and creating a water-tight wall. Staff has come to the conclusion that the only architecturally and historically appropriate material for siding the first floor and dormer under 24A-8(b)(2) and (d), including on the rear elevation is cedar shake. Staff recommends the HPC add a condition to the approval of this HAWP to require the first floor and dormer on the sides and rear be covered in cedar shakes. Staff and the HPC were working to find an appropriate material that would have satisfied the differentiation requirement of *Standard 9*. Staff finds that in under the *Design Guidelines* additions should be compatible with existing structure in “terms of scale, massing and materials (emphasis added).” Staff finds that in this instance, there is an apparent conflict between *Standard 9*'s differentiation and the *Design Guideline*'s requirements for compatible materials, where the only compatible material is cedar shake. The administrative regulations for Chapter 24A requires that when there is a conflict between the *Standards* and the *Design Guidelines*, the local guidelines control.

While guidelines generally grant a more lenient review to work proposed for the rear, Staff finds it inappropriate to introduce any new siding material for the rear elevation. Staff recommends cedar shakes be used on the rear elevation as well as the side walls, discussed above.

The HPC also discussed the proposed fiber cement stucco panels at the Preliminary Consultation, and similarly recommended against the use of this material as part of the proposed project. The HPC was concerned about the compatibility of this material, how the panels would be joined together, and then how the panels would be used with other materials in the addition. Staff also recommends against the use of the fiber cement stucco panels, finding them too incompatible for the reasons stated above in regards to the board and batten. Staff recommends that all walls currently shown with fiber cement stucco panels be reclad with cedar shakes.

Rear Addition: Windows and Doors

Staff finds the proposed aluminum-clad wood windows and doors are generally appropriate for building additions and new construction as their finish and profiles are an acceptable substitute for divided light wood sash windows, per 24A-8(b)(2) and (d). While Staff finds the large picture windows on the rear elevation are not necessarily in character with the historic house, Staff notes that these windows are not at all visible from the right-of-way and face towards the Chevy Chase Local Park. Because of the lack of visibility of these windows, Staff finds they should be approved as a matter of course.

The proposed aluminum-clad sliding glass doors are on the house's rear elevation and will not be visible from the right-of-way. Staff finds these doors are an appropriate material and their limited visibility supports a lenient level of review, per 24A-8(d). Staff finds the proposed architectural shingle to be appropriate for the addition and the historic house roof.

The existing conditions drawings and the proposed addition drawings do not accurately show the existing trim and sills at the historic house, nor do they note the addition of any trim boards for the proposed windows in the new addition. The lack of details give the elevations the appearance of having punched window openings that are not appropriate for the architectural character of the building. Staff recommends a condition that the elevation drawings be updated so that all the new window and door openings replicate the trim details from the existing house on all elevations. While replicating historic details can run contrary to the requirement for differentiation, because the addition is so large it will be immediately recognizable as new construction due to its size and massing when examined against the historic building. Therefore matching the trim details (and siding and rafter details as discussed elsewhere) will benefit the new addition and will create a more cohesive and compatible architectural whole for the project.

Rear Addition: Dormers and Details

The two changes from the proposal presented at the last Preliminary Consultation are the exterior material (discussed above) and in setting the dormer by 6" (six inches) on each side, so that it no longer aligns with the first floor wall below. Several commissioners recommended the applicant inset the dormer from the side wall planes. A minority of the commissioners present also recommended the applicant shorten the dormer so it did not align with the rear wall plane. The applicant did not make the recommended change.

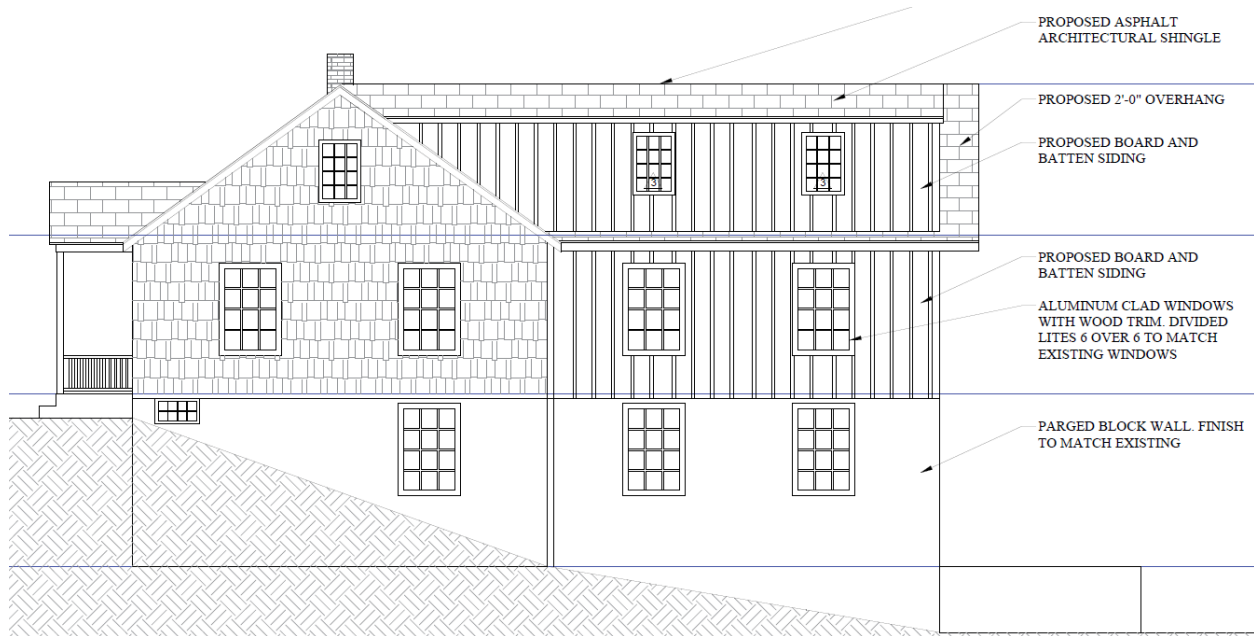


Figure 4: Proposed right elevation.

At the previous Preliminary Consultations, the applicant stated that the addition was to have exposed roof rafter tails, copying an element from the historic construction. Staff supports this architectural detail; however, the drawings do not show any treatment at the roof eaves. Staff recommends the HPC include a condition for approval that the final permit drawings must show exposed rafter tails as stated in the early Prelim. With this condition and the other condition regarding materials already discussed, Staff finds the design of the proposed addition is consistent with 24A-8(2) and (d), the *Design Guidelines*, and *Standards 2 and 10*.

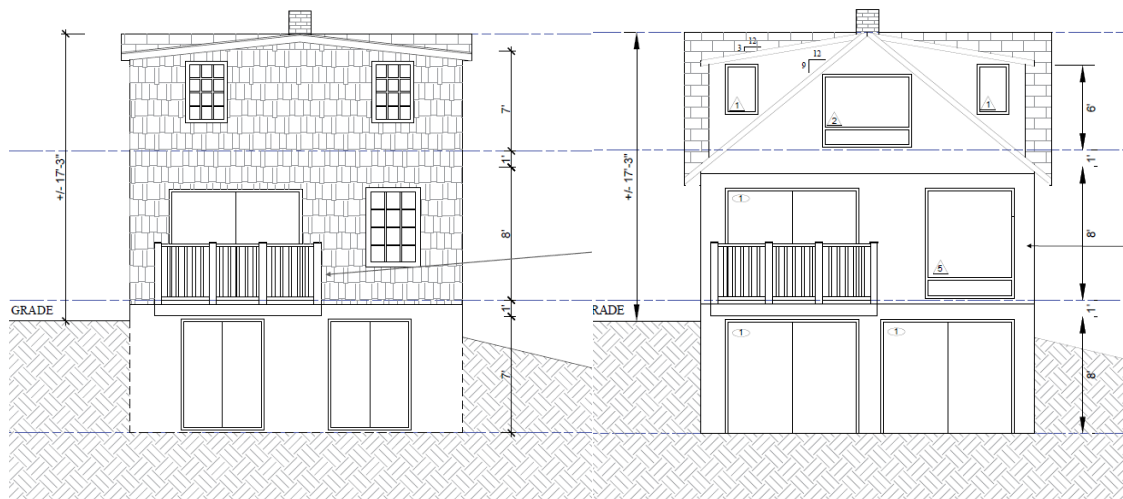


Figure 5: Original rear addition (left) and revised proposal (right).

Window Replacement

The applicant proposes to remove the existing wood sash windows and replace them with aluminum-clad wood windows that match the existing in size and configuration.

The subject property has been vacant for several years and substantial deferred maintenance is evident.

Staff conducted a site inspection and saw widespread evidence of rotting on the sills and stops. Based on Staff's observations on site, Staff finds the existing windows have deteriorated beyond reasonable repair.

Hawkins Lane is unique within the county's designated historic districts, in that its significance is its development as an African-American kinship community and its overall rural character, not as representative examples of historic architecture. The *Guidelines* stress the impact changes will have to the setting of the surrounding district to ensure all of the buildings on Hawkins Lane "clearly reflect a sense of historic time and place."

Because the significance of the district is its social and community development and overall character, Staff finds an aluminum clad wood window is appropriate in this instance. In looking for guidance at previous HAWPs in the district, Staff identified the window replacements at 4201 Jones Bridge Rd. in 2017.³ In that instance, many of the windows were obvious replacements and the HPC approved the window replacement based on the photographs submitted in the application, Staff's observation from a site visit, and Staff's interpretation of the *Guidelines*. Staff finds the proposed replacement windows will maintain the character of the site even though some of the historic fabric will be lost. Staff recommends the HPC approve the window replacement under 24A-8(d), the *Design Guidelines*, and *Standard 2*.

Trim and Siding Replacement

The applicant proposes to replace any damaged siding and trim in kind. This work does not require a HAWP, but Staff notes the work is eligible for the County's Historic Preservation Tax Credit program. More information about that program is available here: <https://montgomeryplanning.org/planning/historic/tax-credit-program/>.

If the applicant can satisfy the burden of persuasion regarding the windows in the historic house, discussed above, those window replacements are likely eligible for the tax credit as well.

Hardscape Alterations

The applicant proposes to construct a 3' (three-foot) stone walkway the left side of the house, connecting to the rear patio. The information included in the application packet shows irregularly shaped stones set on a gravel bed. Stairs down the grade will have wood risers and ends with stone and gravel treads. An 11' × 12' (eleven foot wide by twelve foot deep) concrete patio is proposed behind the house.

Staff recommended the applicant eliminate one of the proposed walkways to better maintain the historic district's rural character at the last Preliminary Consultation. Several commissioners did not find this change was necessary, however, Staff finds this is an improvement and recommends the HPC approve the walkway under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

Staff finds the proposed concrete patio to be small and in a location that will not be at all visible from the lane and would recommend the HPC approve it under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

In reviewing the final plans, Staff determined that the grade along the sides and at the rear of the house is not accurate and the grade on the sides and rear do not align. Staff recommends the HPC include a condition to the approval of this HAWP that the applicant must submit the Civil Engineering plans to Staff before the final approval documents can be released back to the applicant.

STAFF RECOMMENDATION

³ The Staff Report and application materials for the 2017 HAWP at 4201 Jones Bridge Rd., Chevy Chase is available here: https://mcatlas.org/files6/06_HistoricPreservation_PhotoArchives/HAWP/01-05-2022/I.N%20-%204201%20Jones%20Bridge%20Road,%20Bethesda.pdf.

Staff recommends that the Commission **four (4) conditions** the HAWP application with final approval delegated to staff:

1. The set of Civil Engineering drawings submitted for permitting must accurately show the intersection between the house and the grade.
2. Approval does not extend to the board and batten or fiber cement stucco panel siding. Siding for the addition must be cedar shake. Updated plans showing the change must be submitted prior to permit approval.
3. The final plans submitted for permitting must fully illustrate the exposed roof rafter tails in a detail drawing added to the plans.
4. All the new window and door openings must replicate the trim details from the existing house on all elevations. The existing elevation sheets must be updated to accurately show the trim and a detail drawing must be added to the plans;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the *Hawkins Lane Historic District Development Guidelines Handbook*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 5, 6, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

Historic Preservation Commission Preliminary Consultation Report

Address: 8827 Hawkins Lane, Chevy Chase

Applicant(s): Adisra Jittipun

Proposal: Building addition, trim and siding repair, and window replacement

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Bob Sutton (Chair), Jeff Hains (Acting Vice-chair), Michael Galway, Zara Naser, Julie Pelletier, Marc Dominiani, and James Doman.

Recommendations

The commissioners were generally uniform in their comments with the most specific comments coming from Commissioner Hains; who recommended that:

- The dormer to be pulled in 1' at the sides and 2' at the rear to make it smaller than the footprint of the basement and first floor.
- The overhang should match the historic house overhang.
- An alternative material to the stucco be used, because it will be hard to waterproof and treat the location where the shake and stucco join.
- Real stucco be used, because the panels have joints that can pull apart (though he mentioned he was open to shake on the addition provided there was an offset).

Other commissioners added comments including:

- Based on personal experience, the stucco panels don't age particularly well.
- Bringing the dormer in even by a few inches will improve its appearance over the mass of the addition below and make it easier to build.
- The massing and placement of the addition on the neighboring house clearly show where the addition begins and would benefit the overall appearance of the house here.

Finally, one commissioner noted that the overhang wasn't accurately shown on the elevations and that HAWP drawings needed to be revised to show it accurately.

With minor modifications the majority of the HPC is prepared to support approval as a HAWP.

- Return for an additional preliminary consultation
- Return for a HAWP in accordance with the Commission's recommendations

Historic Preservation Commission Preliminary Consultation Report

Address: 8827 Hawkins Lane, Chevy Chase

Applicant(s): Adisra Jittipun

Proposal: Building addition, trim and siding repair, and window replacement

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Bob Sutton (Chair), Karen Burditt (Vice-chair), Jeff Hains , Michael Galway, Zara Naser, Julie Pelletier, and James Doman.

Recommendations

The HPC agreed with Staff's finding that the footprint of the proposed addition was appropriate but also agreed that the roof over the addition was too flat to be compatible.

- Commissioners recommended a design similar to the neighboring property but offered it was possible that a longer dormer could be accommodated while still meeting the requisite guidance.
 - One commissioner pointed out that if the stairs were relocated to the center of the house, that there would be adequate head clearance.
- Another commissioner suggested consideration of a mansard roof, however, no other commissioner recommended that treatment.
- Another commissioner asked about the possibility of lowering the addition by a few feet (two or three steps down) and take advantage of the grade to allow the addition to be lower without a loss of square footage.

Several commissioners indicated the need to create some type of visual element to separate the historic construction from the new. (This is often accomplished by inseting the new walls by 1' or more; or by installing trim boards to demarcate the transition from the historic to the new; or by changing the siding on the exterior of the addition).

- On this topic, one commissioner called out the need to do more to differentiate the addition from the historic, as outlined in Standard 9.

A commissioner recommended considering entirely removing the chimney, as the structure to retain the existing chimney stack would take up a substantial amount of room in such a small building.

Additional information required for a complete HAWP application:

- Lot coverage calculation; and
- The submitted site plans do not show any additional hardscaping or paving. New or replacement paving and hardscaping require an approved HAWP and must be consistent with the Design Guidelines.

Staff is available to conduct a site visit to help evaluate the existing windows to determine the need for replacement/repair and provide guidance on the level of documentation necessary to be included with the HAWP.

Staff also notes that a HAWP is required to remove any tree larger than 6" d.b.h. (diameter at breast height). IF any trees are going to be removed, that information needs to be included in your HAWP application including species, size, and location + any additional tree plantings on site.

Any new hardscaping or modification to the existing hardscaping needs to be included with the HAWP including any patios, parking pads, walkways, etc.

- Return for an additional preliminary consultation
- Return for a HAWP in accordance with the Commission's recommendations



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: N808

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Adisra Jittipun
Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

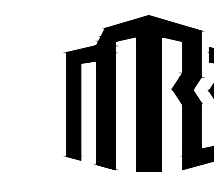
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



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HAWKINS LANE RENOVATION

ADISRA JITTIPUN

8827 Hawkins Lane | Chevy Chase, MD 20815

PROJECT TEAM

OWNER:
 ADISRA JITTIPUN
 406 ELLSWORTH DR
 SILVER SPRING, MD 20910

DESIGNER:
 MATT BROWN
 MRB | RENDERINGS
 9210 KINGSBURY DR
 SILVER SPRING, MD 20910

SHEET INDEX

ARCHITECTURAL

- CS COVER SHEET
- A100 SITE PLAN
- A101 EXISTING FLOOR PLANS
- A102 EXISTING ELEVATIONS
- A103 PROPOSED FLOOR PLANS
- A104 PROPOSED ELEVATIONS
- A105 PROPOSED ELEVATIONS

GRAPHIC SYMBOLS

- SECTION CALLOUT SHEET NUMBER
- DETAIL CALLOUT SHEET NUMBER
- ELEVATION CALLOUT SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER
- INTERIOR ELEVATION SHEET NUMBER
- SPOT ELEVATION
- WINDOW IDENTIFIER
- DOOR IDENTIFIER
- FLOOR HEIGHT IDENTIFIER
- KEYNOTE
- REVISION INDICATOR

CODE ANALYSIS

SCOPE OF WORK:
 PRELIMINARY APPROVAL FOR THE RENOVATION AND ADDITION TO AN EXISTING RESIDENCE AT THE ABOVE ADDRESS

LOT: PART OF 10
 BLOCK: A
 SUBDIVISION: 0107

CODE: IRC 2021
 ZONE: R-90
 CONSTRUCTION TYPE: II-B
 NO. OF STORIES: 2 PLUS BASEMENT
 SPRINKLERED: NO

DESIGN CRITERIA:

GROUND SNOW LOAD	30 PSF
WIND SPEED	115 MPH
SEISMIC DESIGN CATEGORY	B
WEATHERING	SEVERE
FROST DEPTH LINE	30 IN.
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMP.	13° F
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	JULY 2, 1979
AIR FREEZING INDEX	300
MEAN ANNUAL TEMP.	55° F

ALLOWED HEIGHT: 2 1/2 STORIES: 30'-0" MEAN HEIGHT
 PROPOSED HEIGHT: UNCHANGED

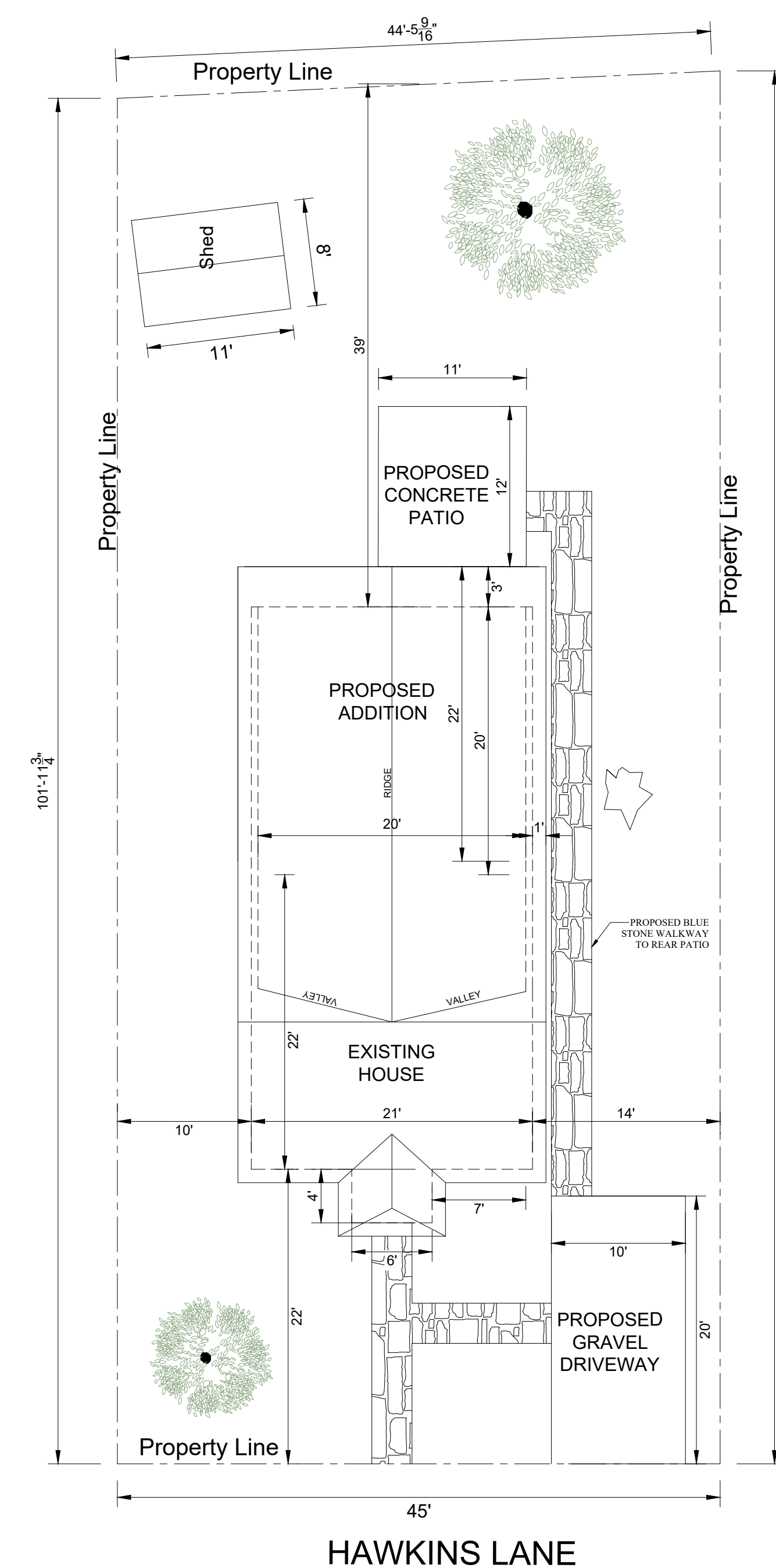
SETBACKS:
 FRONT YARD 30'-0"
 SIDE YARD 7'-0"
 REAR YARD 25'-0"

TOTAL AREA OF WORK TO BE DISTURBED: 800 SF

CODE AUTHORITIES

BUILDING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE
 MECHANICAL CODE: 2021 INTERNATIONAL MECHANICAL CODE
 PLUMBING CODE: 2021 INTERNATIONAL PLUMBING CODE
 ELECTRIC CODE: 2021 NFPA NEC, 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 LIFE SAFETY: 2021 NFPA 101

SITE PLAN: 1" = 100'-0"



DATE SCALE

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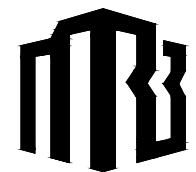
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PAGE NUMBER

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GENERAL NOTES

1. ALL WORK IS TO CONFORM TO ALL APPLICABLE ALL WORK IS TO CONFORM TO ALL APPLICABLE REQUIREMENTS OF ALL GOVERNING LOCAL, STATE AND FEDERAL CODES, LAWS, REGULATIONS, AND BEST TRADE PRACTICES.
2. THE CONTRACTOR SHALL GIVE ALL NOTICES, OBTAIN ALL PERMITS, LICENSES, CERTIFICATES OF INSPECTION, OF APPROVAL, OF OCCUPANCY AND OTHER SUCH INSTRUMENTS REQUIRED FOR HIS WORK, AND PAY ALL COSTS AND FEES FOR THEM. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR THE CONNECTIONS OF UTILITIES AND PAY THE CHARGES FOR THEM.
3. EXCEPT AS OTHERWISE NOTED, THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE NECESSARY REPAIRS OR CHANGES SHALL INCLUDE CORRECTING ANY DEFECTIVE OR INFERIOR WORK AND CORRECTING ALL DAMAGE TO PROPERTY CAUSED BY SUCH WORK OR BY CORRECTING IT.
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION INSTALLATION, OR OPERATION OF ANY PART OF THE WORK, AS DETERMINED BY THE ARCHITECT, STANDARDS OF GOOD WORKMANSHIP AND BEST TRADE PRACTICES, SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
5. ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
6. ALL WORK LISTED IN THESE CONSTRUCTION NOTES AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR AND SUPPLIED AND INSTALLED BY SELECTED SUBCONTRACTOR.
7. ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON THE DOCUMENTS MUST BE VERIFIED AT THE SITE BY THE CONTRACTOR BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK. ANY DISCREPANCIES OR ERRORS IN THE DOCUMENTS MUST BE REPORTED TO THE ARCHITECT AT ONCE. NO CHANGE IN PLANS, DETAILS, OR DIMENSIONS IS PERMISSIBLE WITHOUT THE CONSENT OF THE ARCHITECT.
8. ALL CONTRACTORS SHALL NOTIFY THE DESIGNER IMMEDIATELY IF THEY CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THESE PAGES AND ON ALL OTHER DRAWINGS OR DOCUMENTS.
9. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD-TIME, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.
10. THE CONTRACTOR, SUBCONTRACTOR, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE.
11. THE CONTRACTOR SHALL PROVIDE ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE DESIGNER FOR APPROVAL. ALL SHOP DRAWINGS AND CUTS SIGNED "APPROVED" SHALL SUPERSEDE ORIGINATING DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS. NASH WATERS ARCHITECTURE APPROVAL OF SHOP DRAWINGS AND/OR CUTS SHALL BE FOR CONFIRMATION OF RELATED WORK BY OTHER SUBCONTRACTORS, FIELD MEASUREMENTS, OR FIELD CONDITIONS.
12. THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM LEAVING THE JOB SITE. JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES DURING THE PROJECT.
13. PROVIDE FIRE STOPPING AT SOFFITS OVER CABINETS AND DROPPED CEILINGS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN AND ADJACENT TO THE CONSTRUCTION AREA. THIS CONTRACTOR SHALL KEEP THE WORK SITE FREE FROM DEBRIS AND ACCUMULATED REFUSE, AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
15. THE CONTRACTOR SHALL LAY OUT HIS WORK AND BE SOLELY RESPONSIBLE FOR ITS CORRECTNESS AND SAFETY, AND SHALL GIVE NECESSARY DIMENSIONS AND DIRECTIONS TO ALL PARTIES.
16. SUBSTITUTION OF EQUIPMENT OR MATERIALS OTHER THAN THOSE SHOWN IN THE DOCUMENTS SHALL BE MADE ONLY UPON THE APPROVAL OF THE ARCHITECT OR OWNER.
17. THE CONTRACTOR SHALL PATCH ALL AREAS WHICH ARE AFFECTED BY THE CONSTRUCTION TO MATCH THE EXISTING OR NEW ADJACENT MATERIALS AND SURFACES.
18. THE CONTRACTOR SHALL PROPERLY PROTECT THE THE BUILDING AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO THE SAME CAUSED BY HIS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY.
19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY THE PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE CLIENT.
20. THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.
21. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND THE COMPLETE SET OF CONSTRUCTION DRAWINGS, SPECIFICATIONS AND SKETCHES ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
22. THE CONTRACTOR SHALL COORDINATE ALL CUTTING, FITTING, AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND TO FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
23. ALL DAMAGED SURFACES SHALL BE REPAIRED TO THE SATISFACTION OF NASH WATERS ARCHITECTURE.
24. LOCATE AND TEST SHUT-OFF VALVES PRIOR TO LOCATE AND TEST SHUT-OFF VALVES PRIOR TO DEMOLITION AND CONSTRUCTION.
25. PROBE TO LOCATE ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
26. NO COMBUSTIBLE, OR EXPLOSIVE FLUID, MATERIAL, CHEMICAL, OR SUBSTANCE, EXCEPT AS SHALL BE NECESSARY AND APPROPRIATE FOR THE PERMITTED USES OF SUCH UNIT.
27. UPON COMPLETION OF PROJECT, PREMISES SHALL BE LEFT BROOM CLEAN, SWEEP FREE OF DIRT AND DUST. ALL GLASS TO BE CLEAN, ALL FIXTURES AND WARRANTIES AND MANUALS OF SYSTEMS REVIEWED AND GIVEN TO OWNER.
28. CHANNELING OF EXISTING MASONRY WALLS OR NOTCHING OF JOISTS FOR THE INSTALLATION OF NEW PLUMBING LINES AND/OR ELECTRICAL CONDUIT.
- 29.

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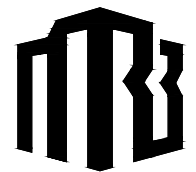
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EXISTING PLANS

PAGE NUMBER

A101



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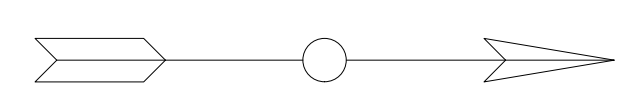
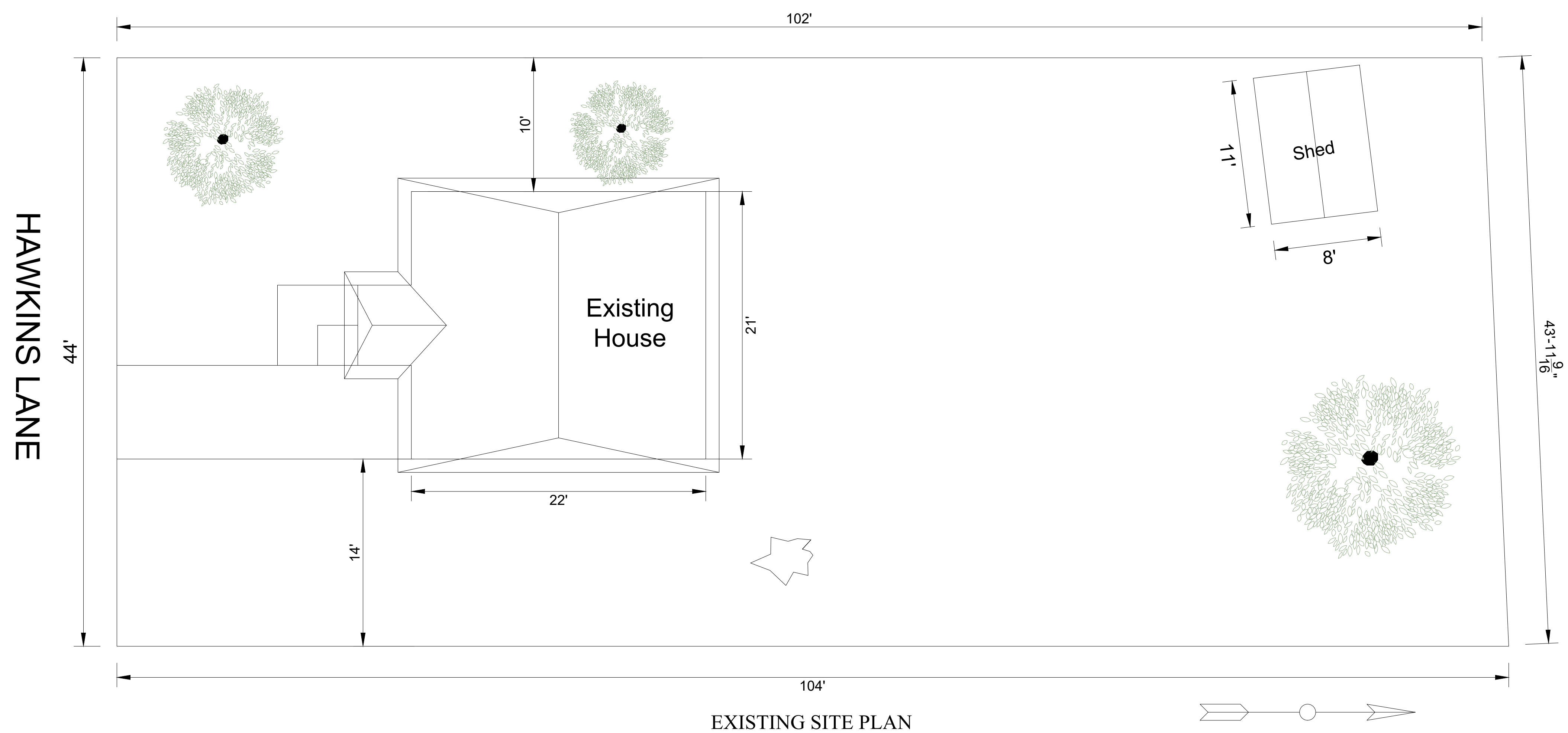
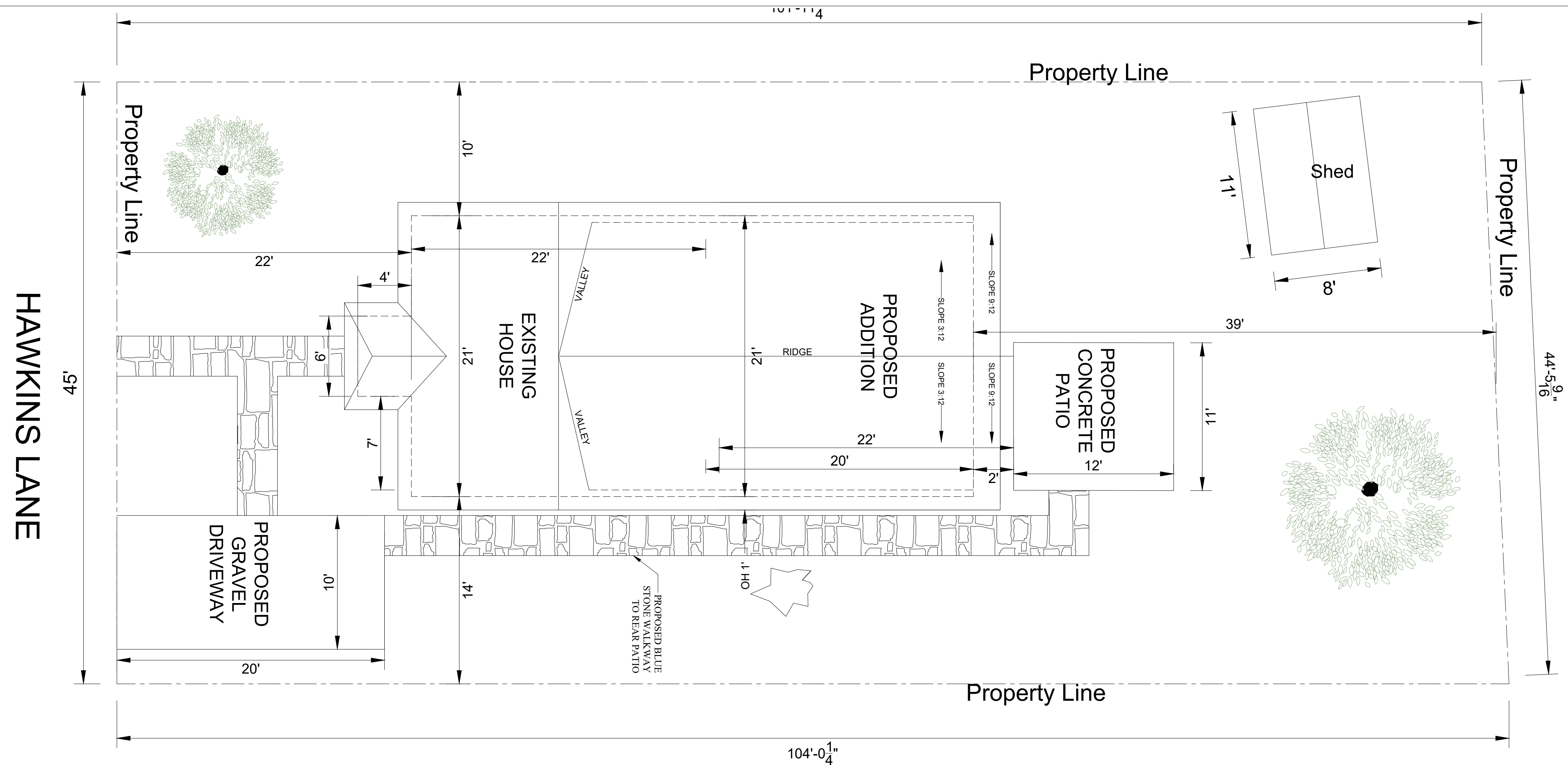
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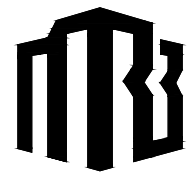
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PAGE NUMBER

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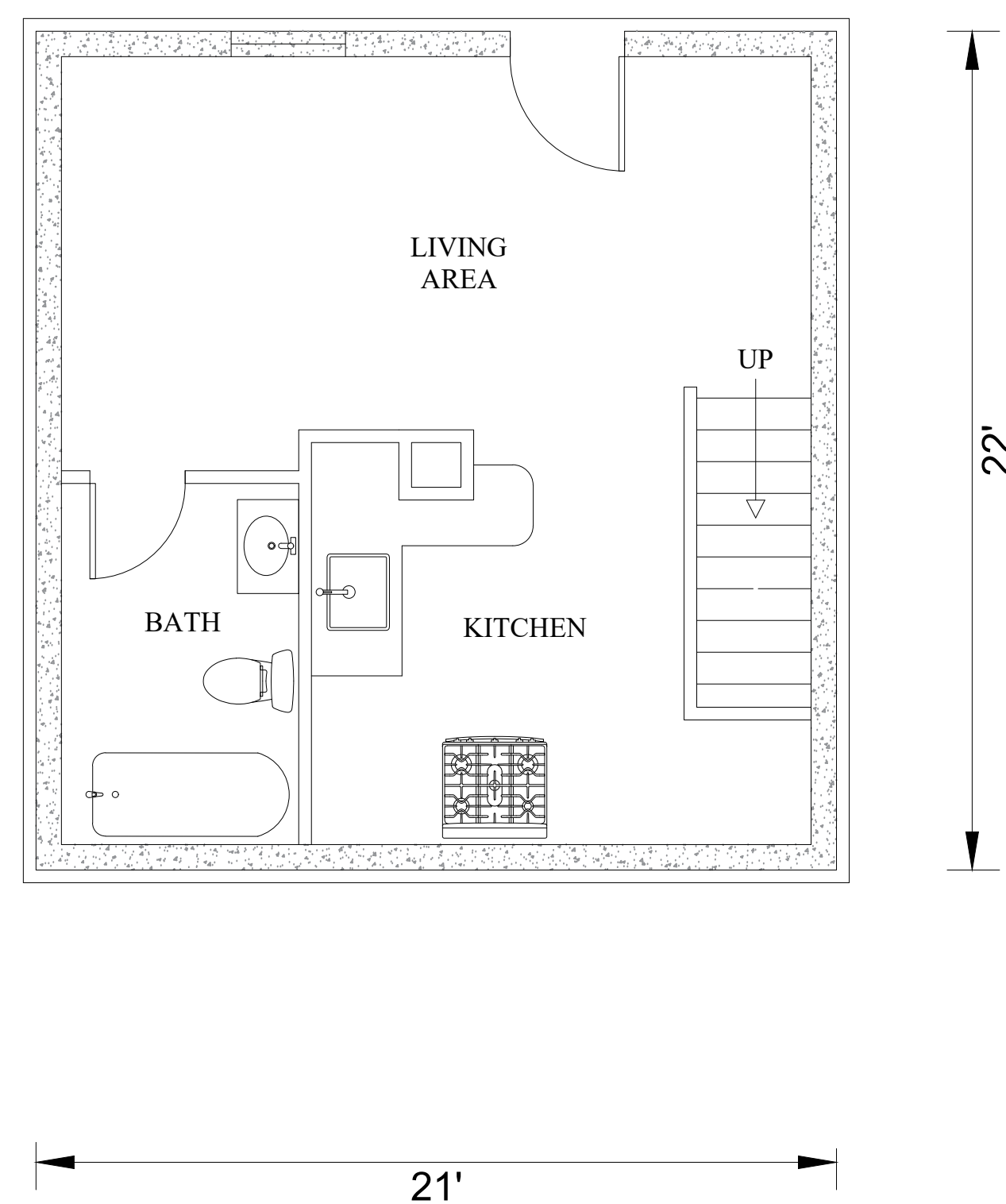
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REAR

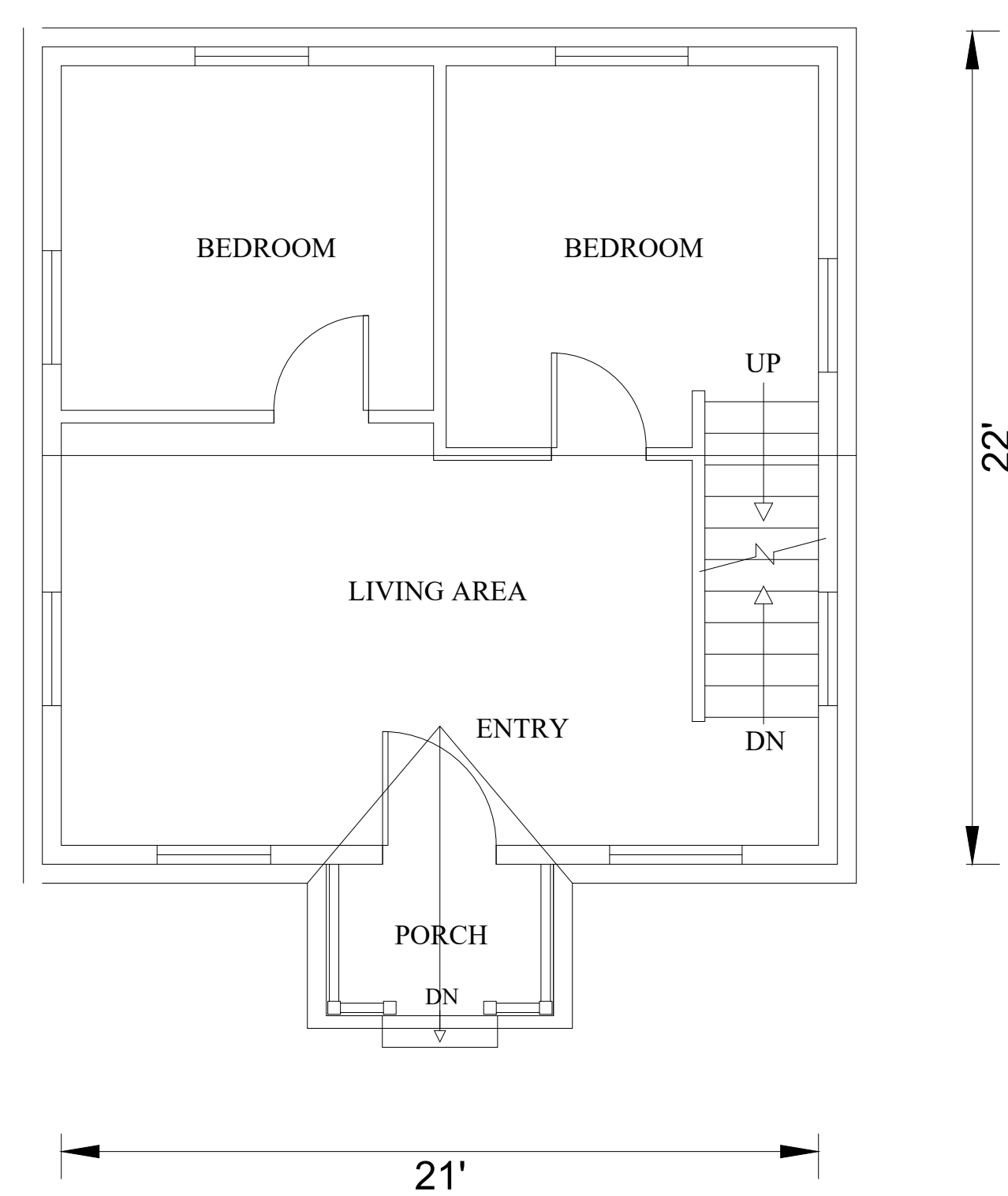


FRONT

EXISTING BASEMENT FLOOR PLAN

SCALE 1/4" = 1'0"

REAR

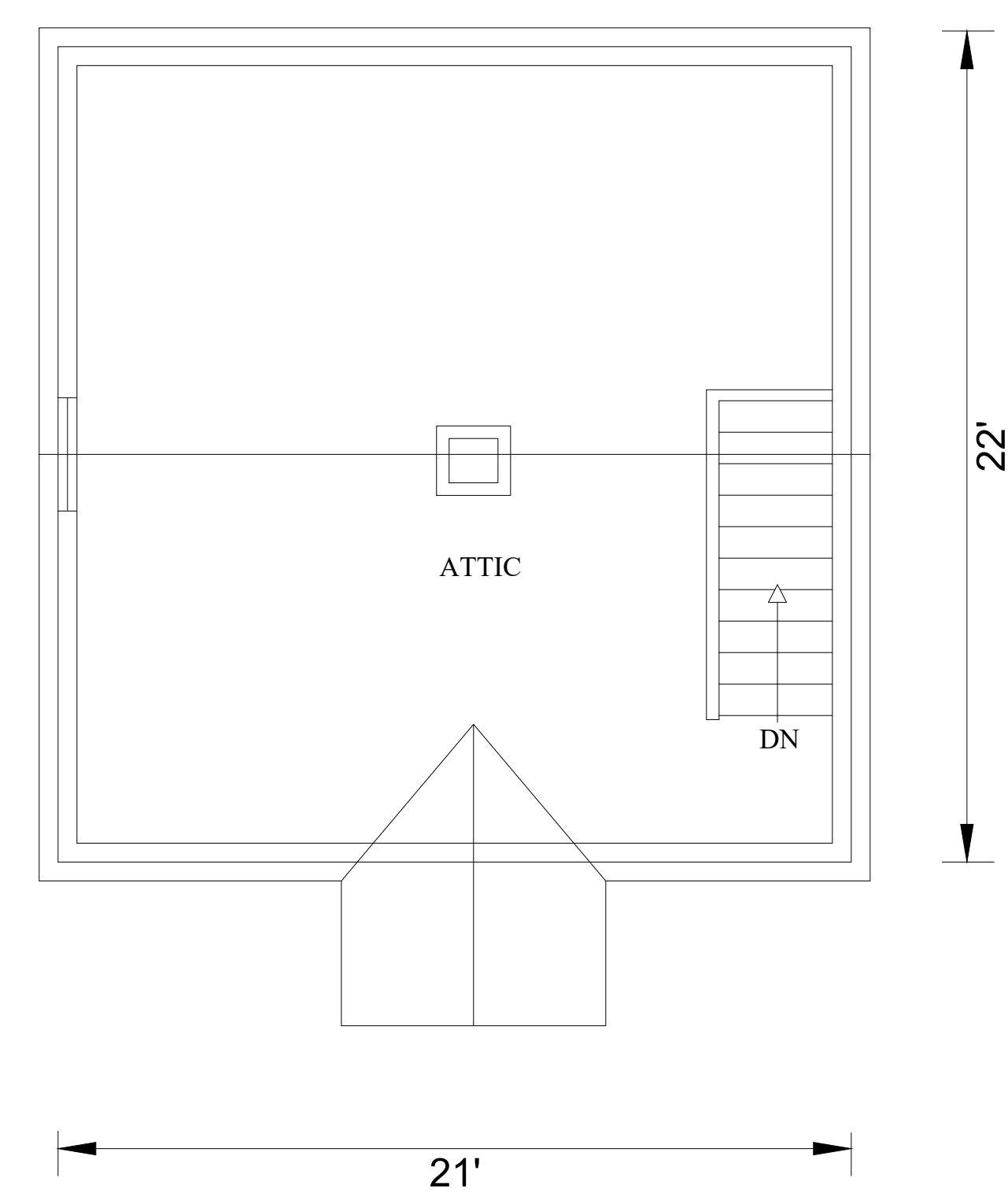


FRONT

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'0"

REAR



FRONT

EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'0"

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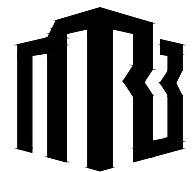
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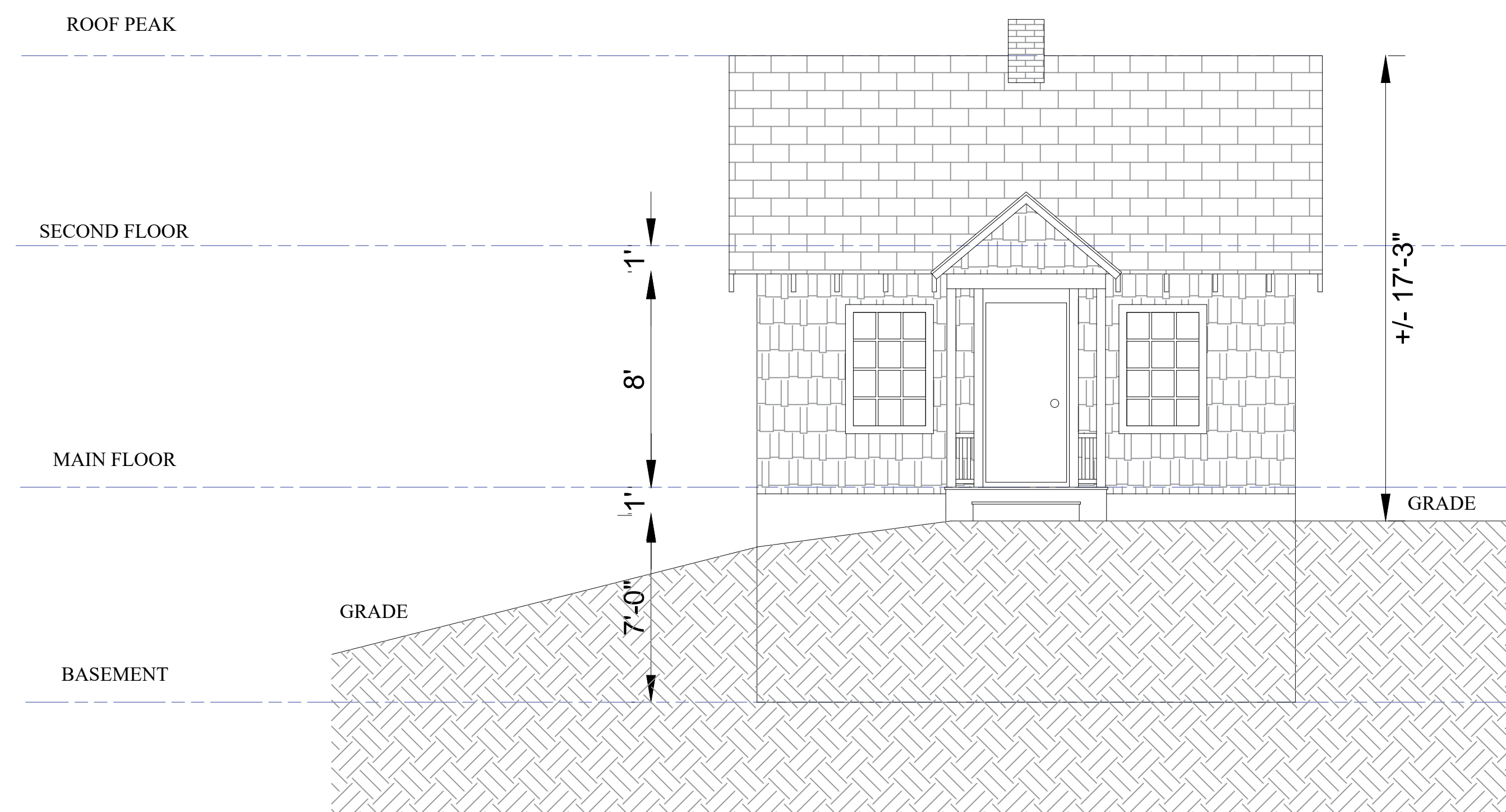


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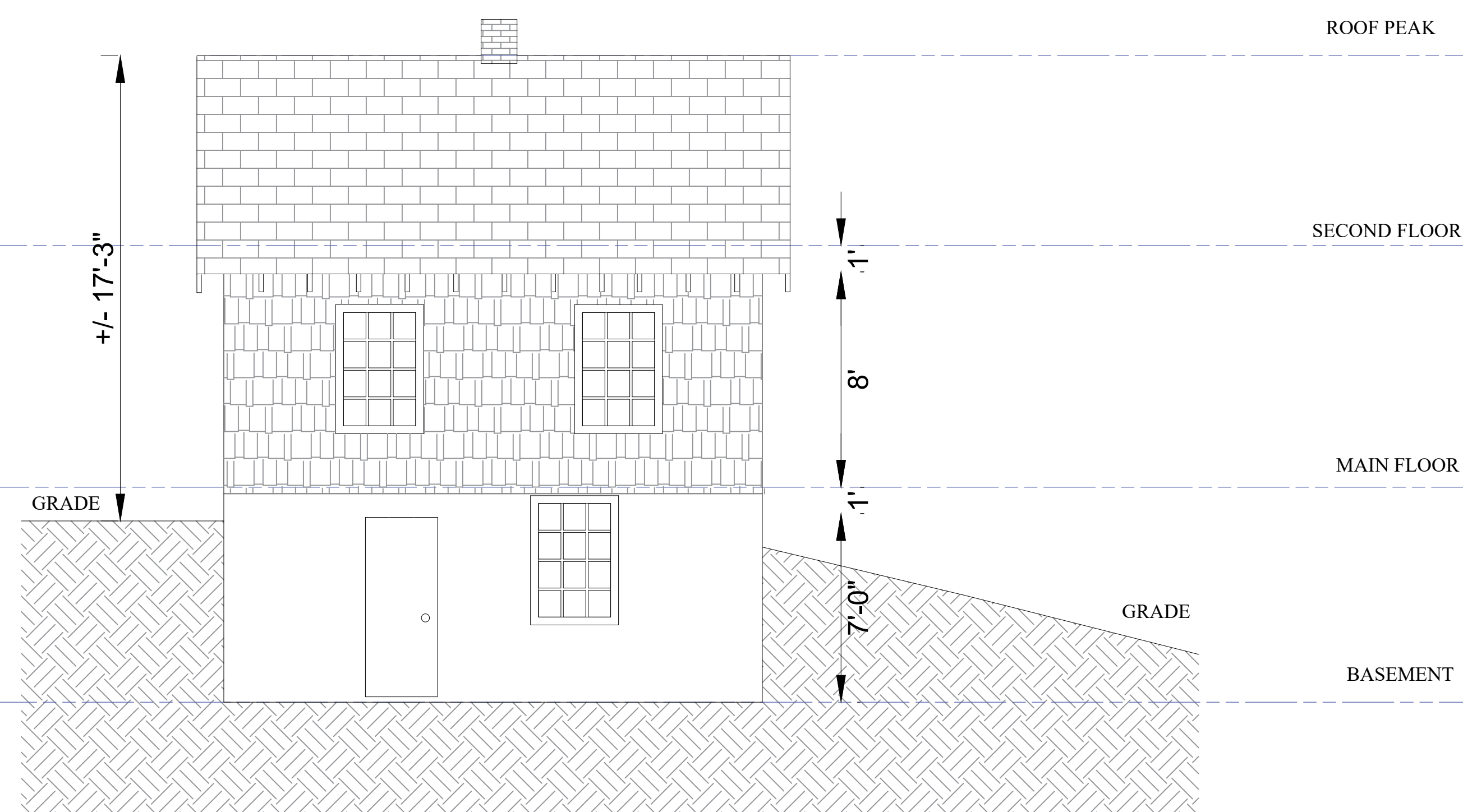
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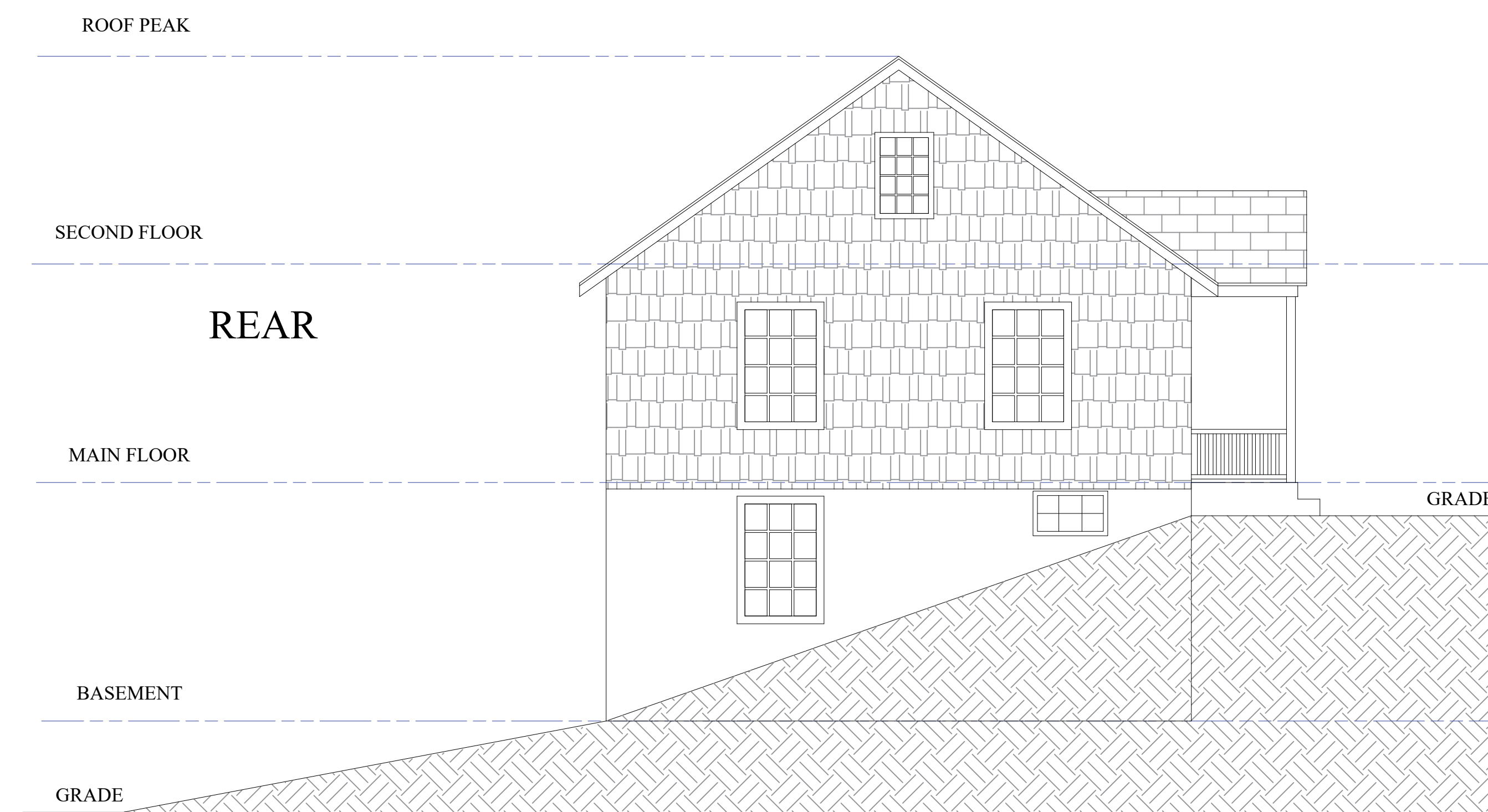
EXISTING FRONT ELEVATION

SCALE 1/4" = 1'0"



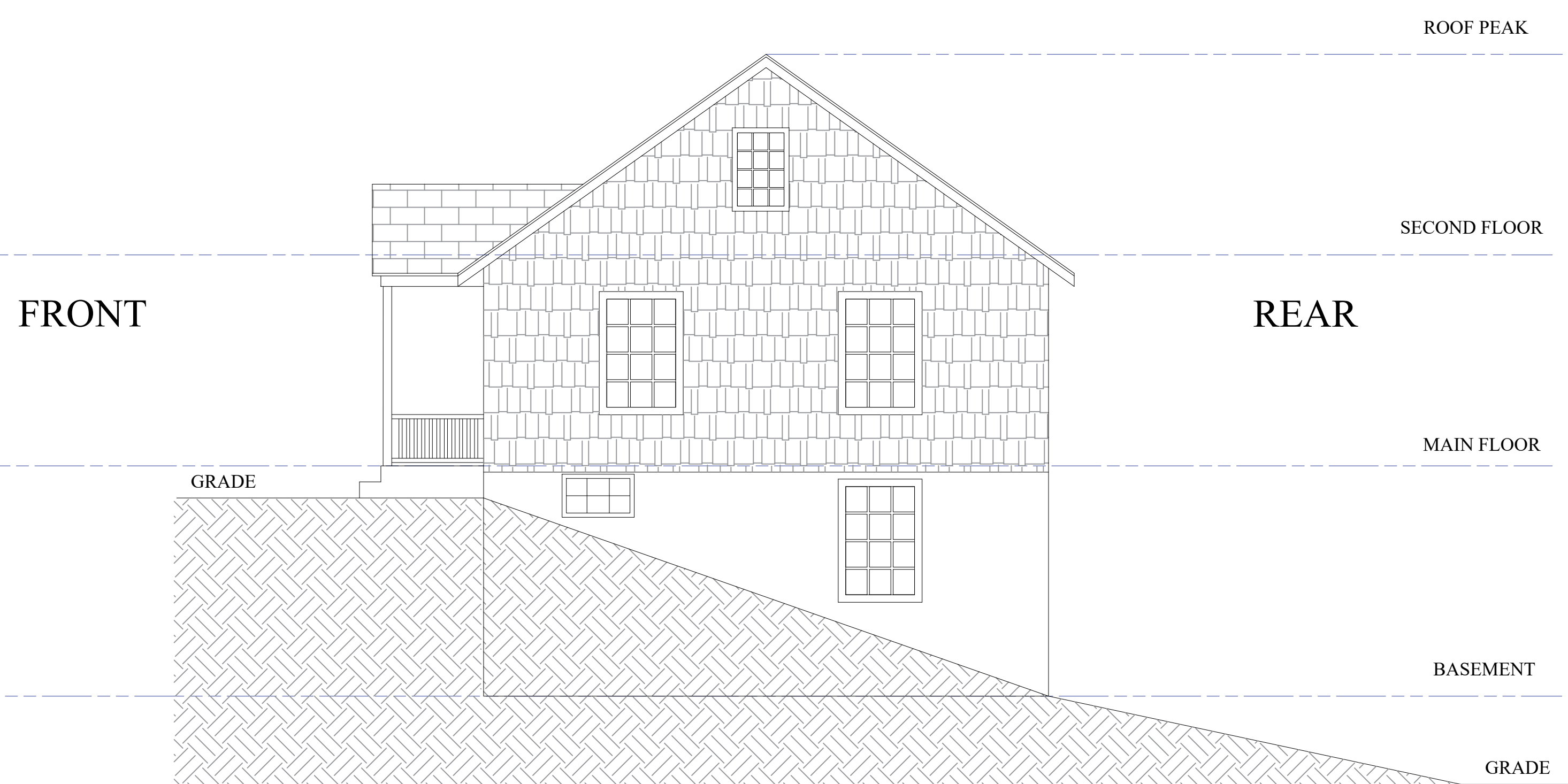
EXISTING REAR ELEVATION

SCALE 1/4" = 1'0"



EXISTING LEFT SIDE ELEVATION

SCALE 1/4" = 1'0"



EXISTING RIGHT SIDE ELEVATION

SCALE 1/4" = 1'0"

DATE

SCALE

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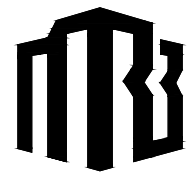
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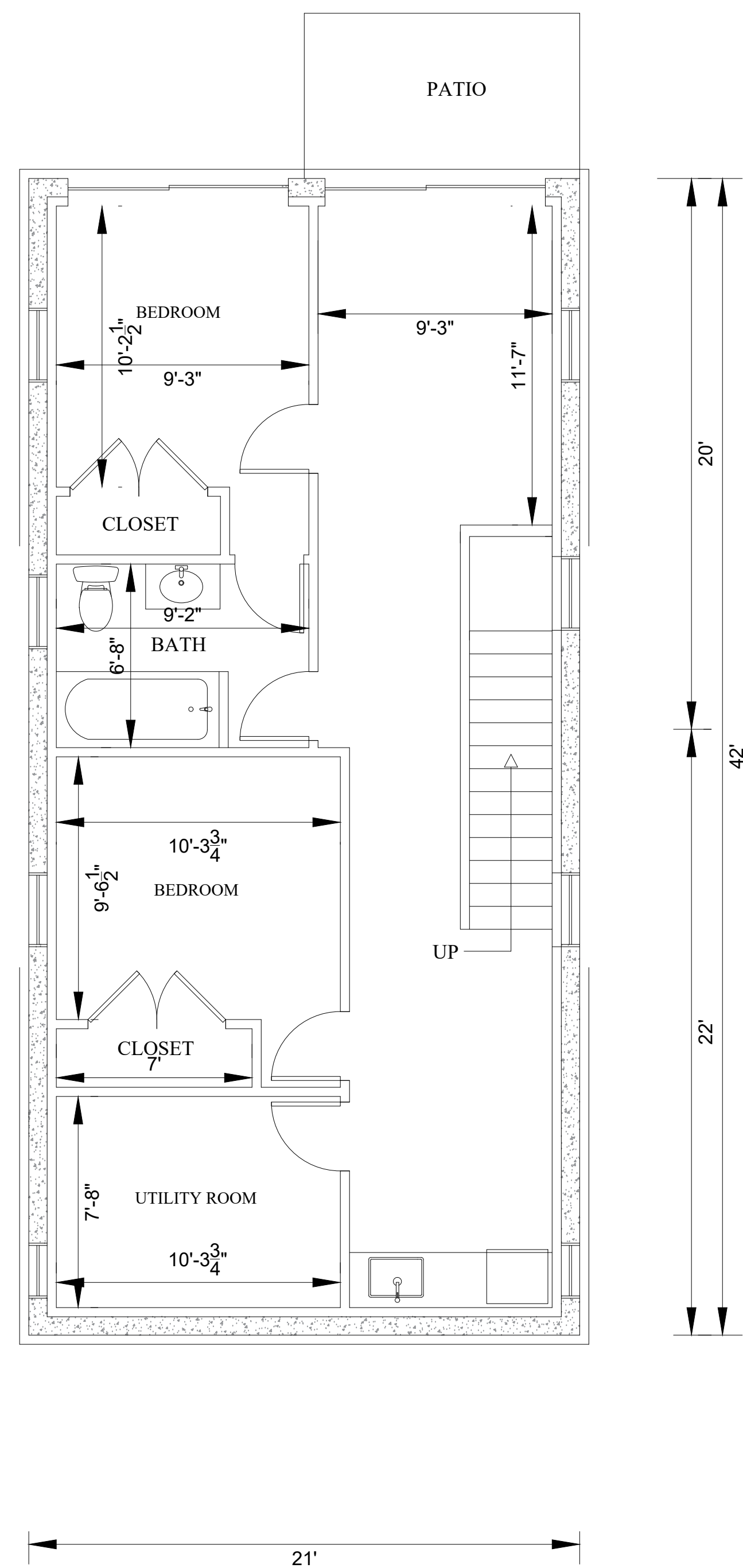
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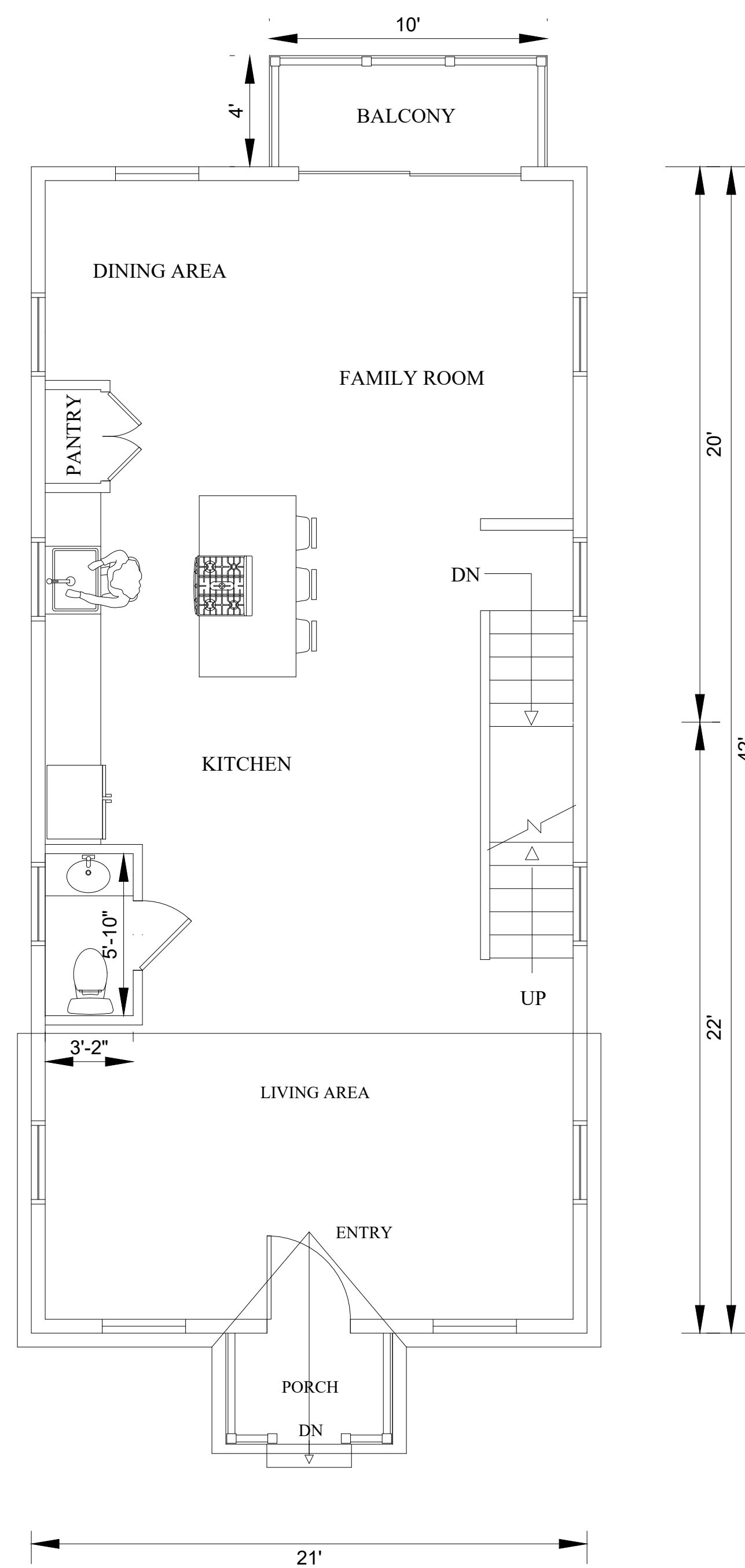


FRONT

PROPOSED BASEMENT FLOOR PLAN

SCALE 1/4" = 1'0"

REAR

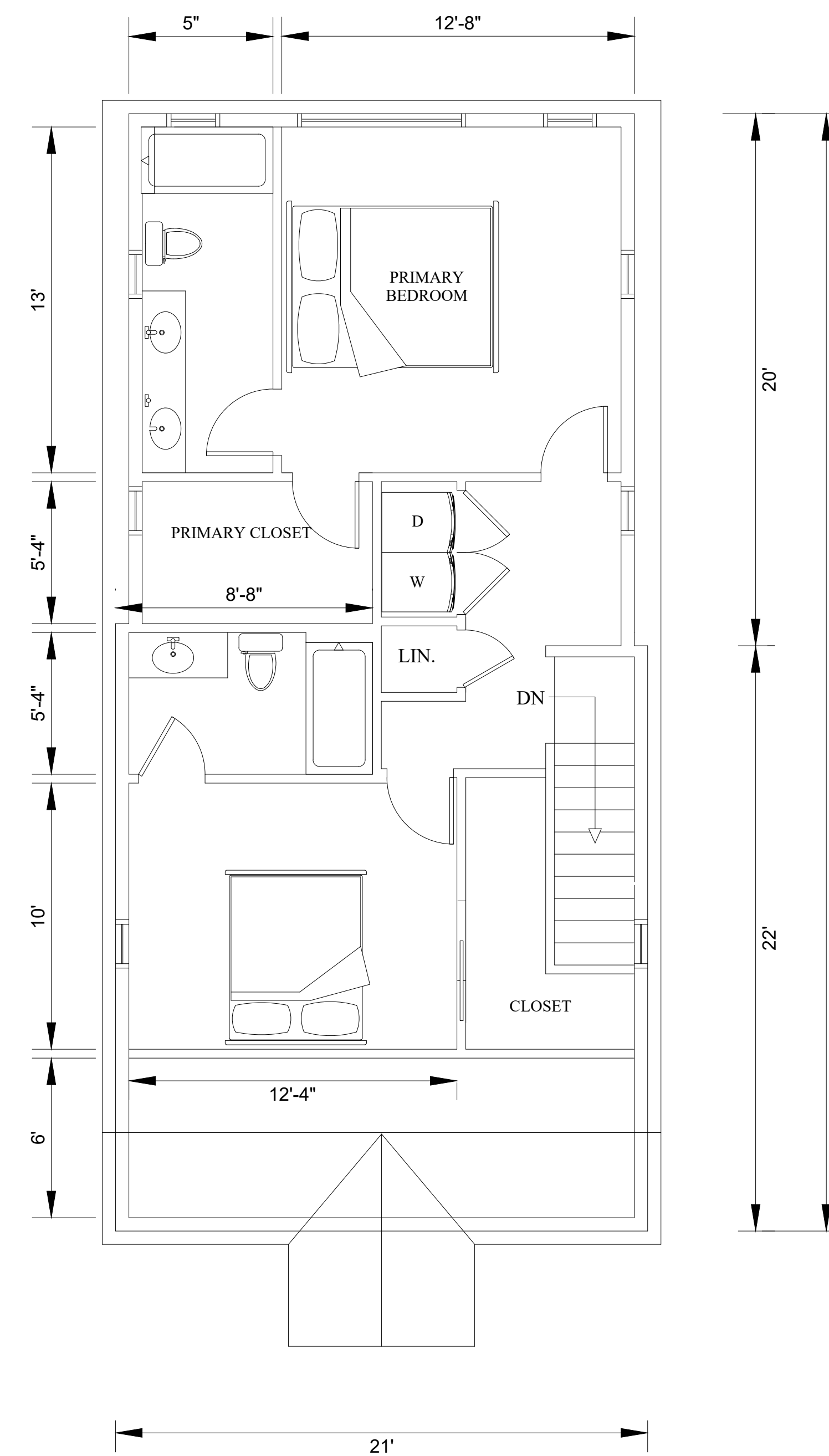


FRONT

PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'0"

REAR



FRONT

PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'0"

DATE

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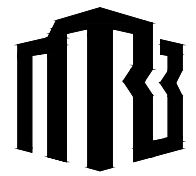
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 FLOOR
 PLANS

PAGE NUMBER

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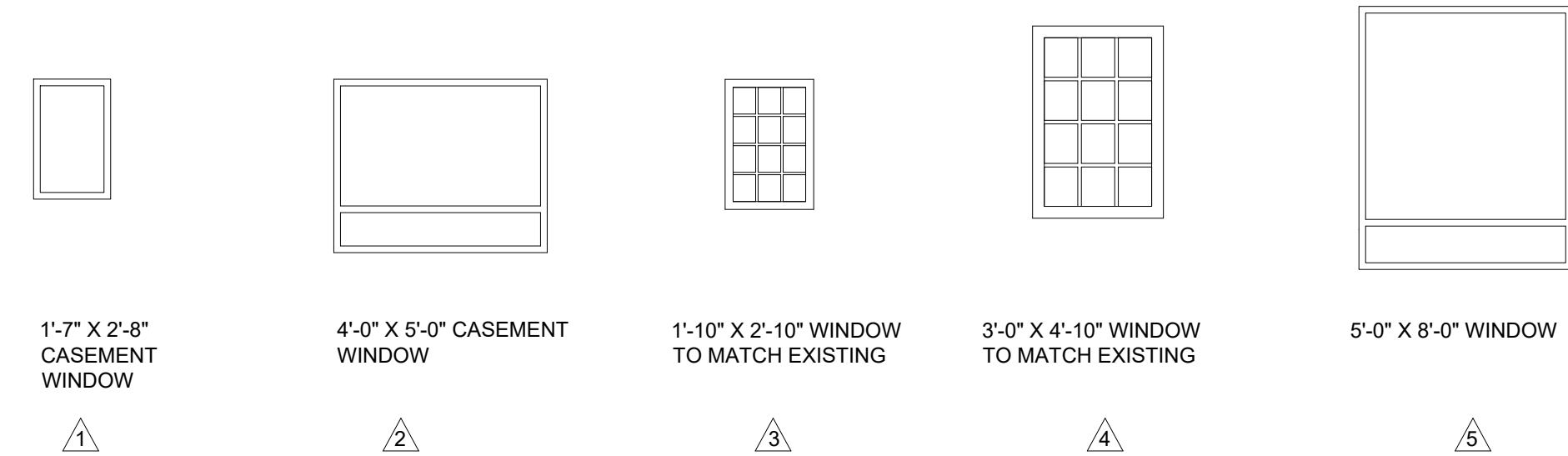
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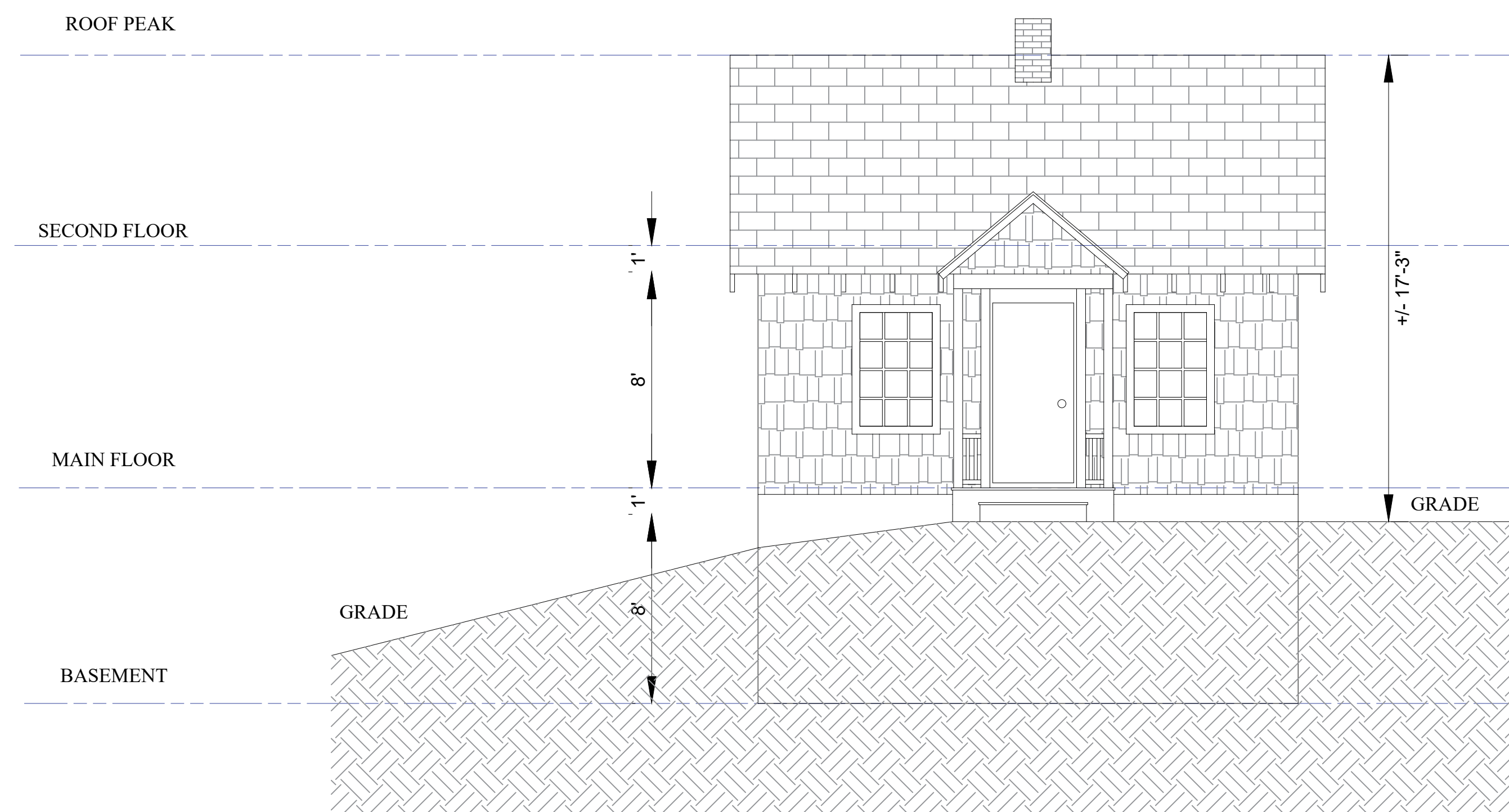
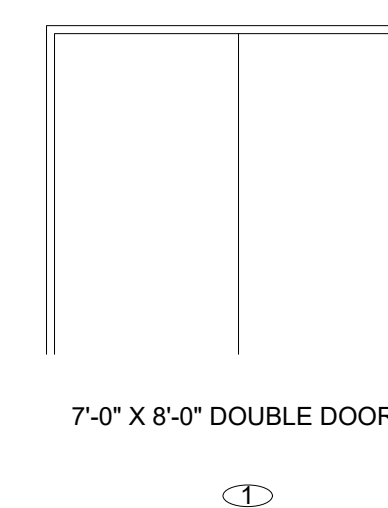
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WINDOW SCHEDULE

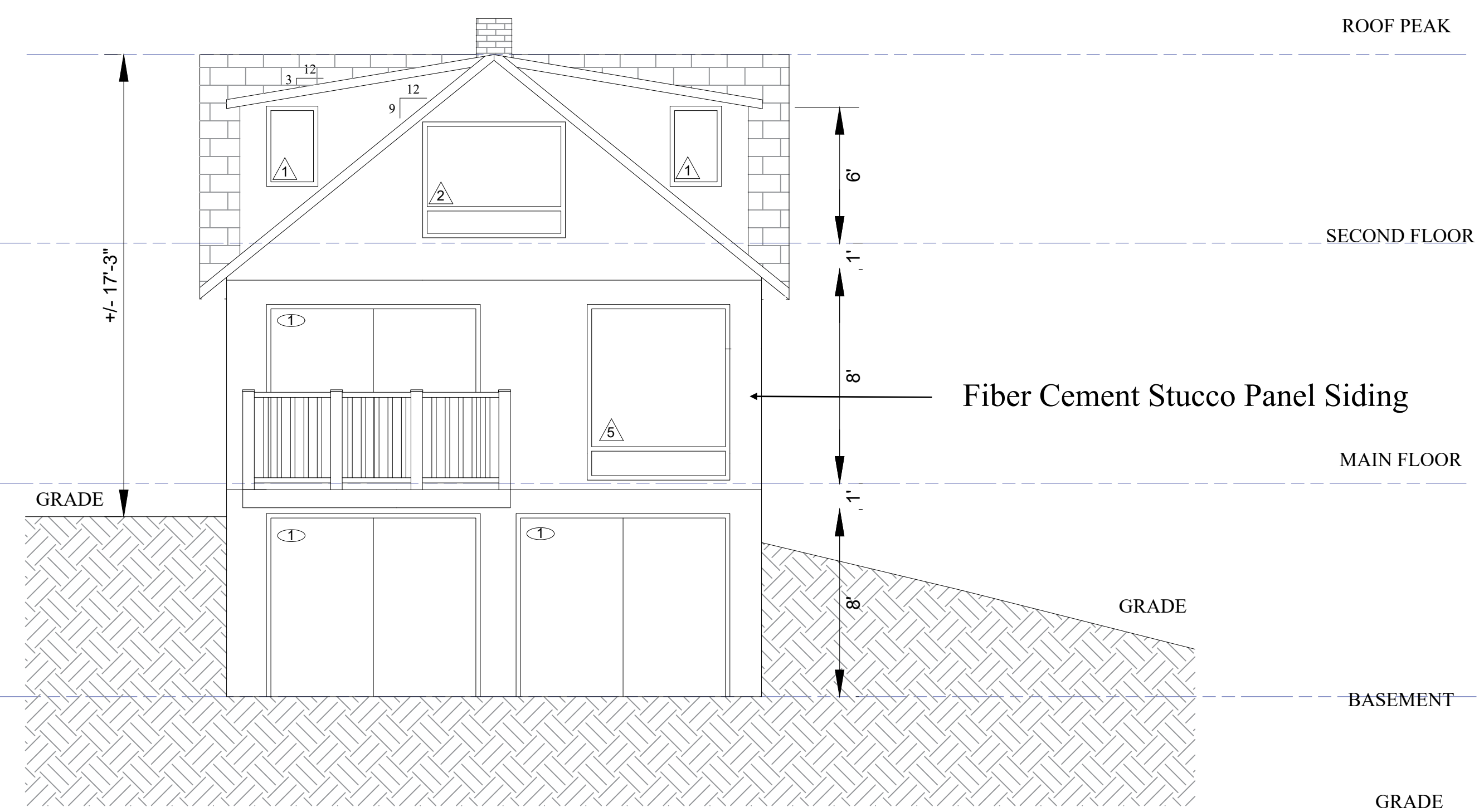


DOOR SCHEDULE



PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'0"



PROPOSED REAR ELEVATION

SCALE 1/4" = 1'0"

DATE SCALE

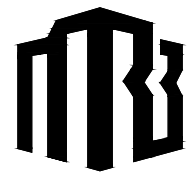
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PROPOSED ELEVATIONS

PAGE NUMBER

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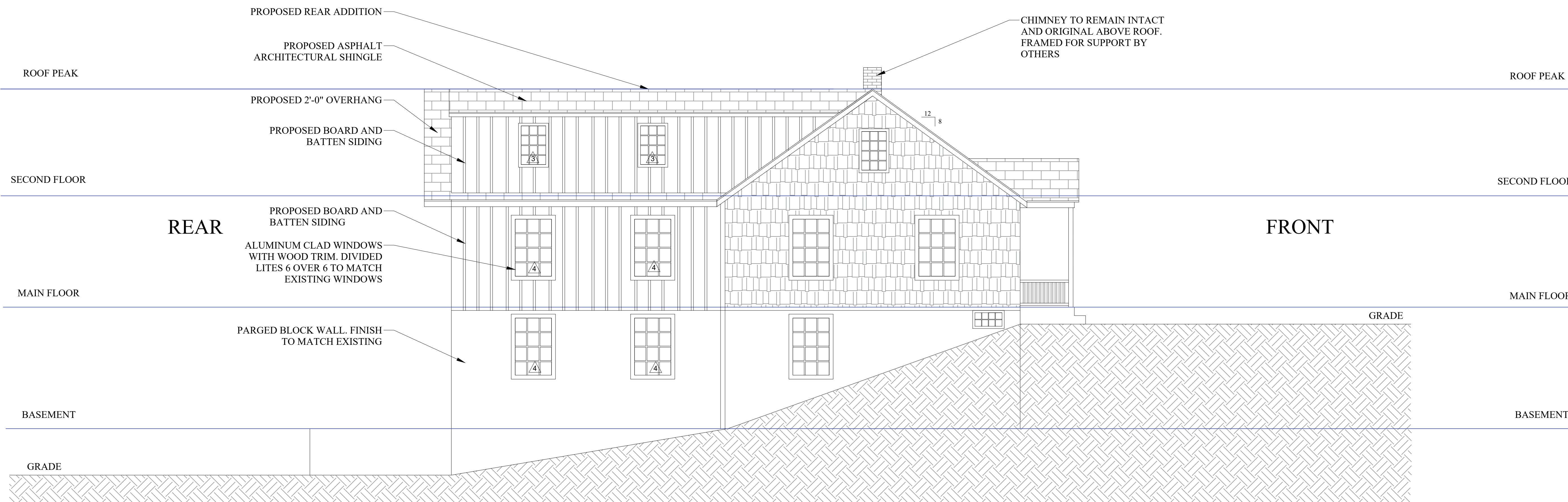


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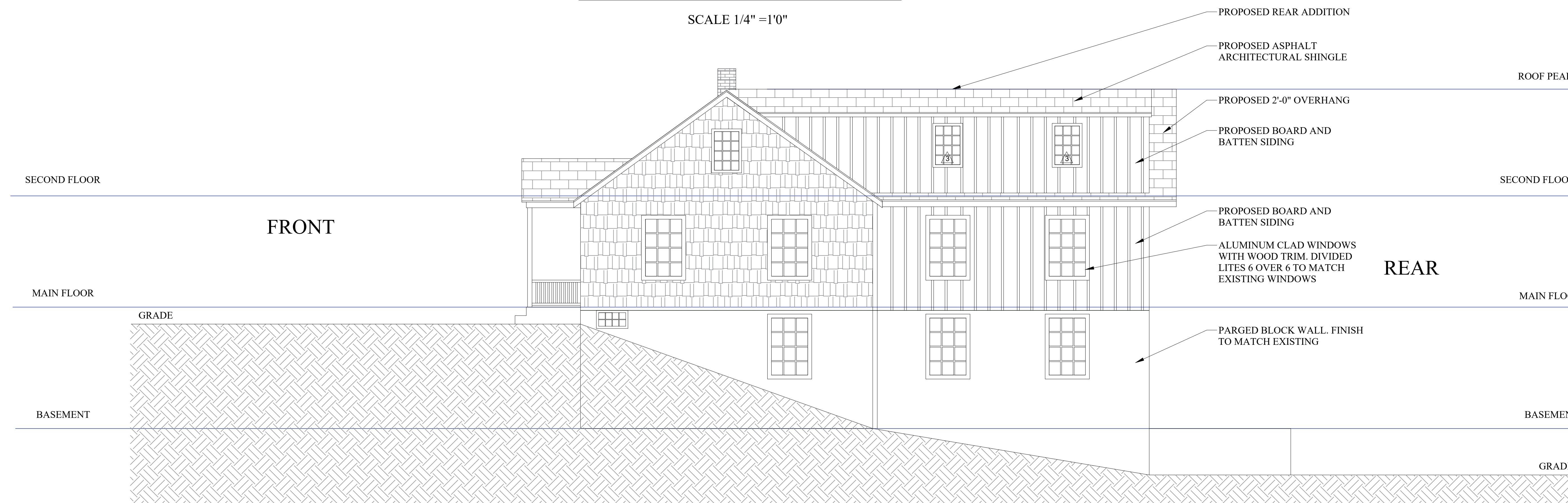
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PROPOSED LEFT SIDE ELEVATION

SCALE 1/4" = 1'0"



PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4" = 1'0"

DATE SCALE

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DRAWING TITLE

PROPOSED ELEVATIONS

PAGE NUMBER

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Specification Sheet for Exterior Features

Windows

Aluminum Clad-Wood Windows. Grilles are simulated divided lite with permanent exterior and interior grilles.



- WINDOWS
- DOORS
- STYLE & DESIGN
- SUPPORT
- FOR PROS

Siteline® Clad-Wood Window: Double-Hung Sash Pack



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
28 Exterior Colors
11 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS
6 Exterior Trim Options

FRAME OPTIONS
Sash Replacement System

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 9 finishes

Siteline® Clad-Wood Window: Double-Hung Sash Pack

- Materials
- Colors & Finishes
- Glass
- Divided Lites**
- Hardware
- Screens & Trim
- Construction & Framing
- Energy & Sustainability

SIMULATED DIVIDED LITES (SDL)



Simulated Divided Lites

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the pane of insulating glass to provide design detail.

GRILLE DESIGNS



Colonial Grille



No Grille

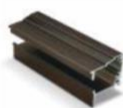


Prairie Grille



Top Down Grille

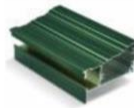
EXTERIOR TRIM



Brickmould for Clad Exterior



Flat Casing for Clad Exterior



Adams Casing for Clad Exterior



Brickmould for Wood Exterior

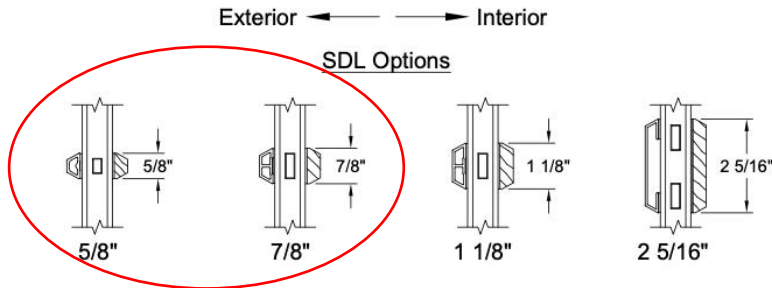


Flat Casing for Wood Exterior



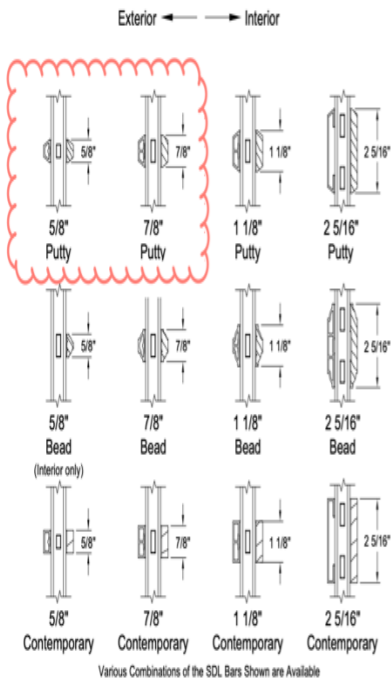
SITELINE® | INSWING PATIO DOOR
CLAD-WOOD PATIO DOOR

GRID OPTIONS



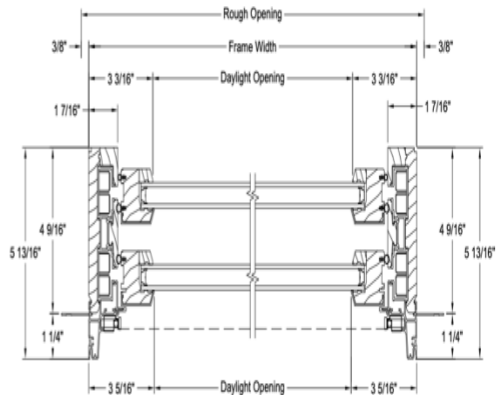
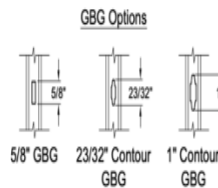
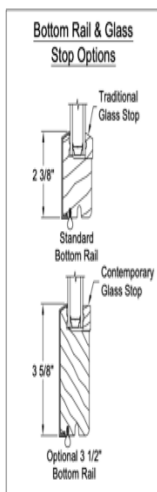
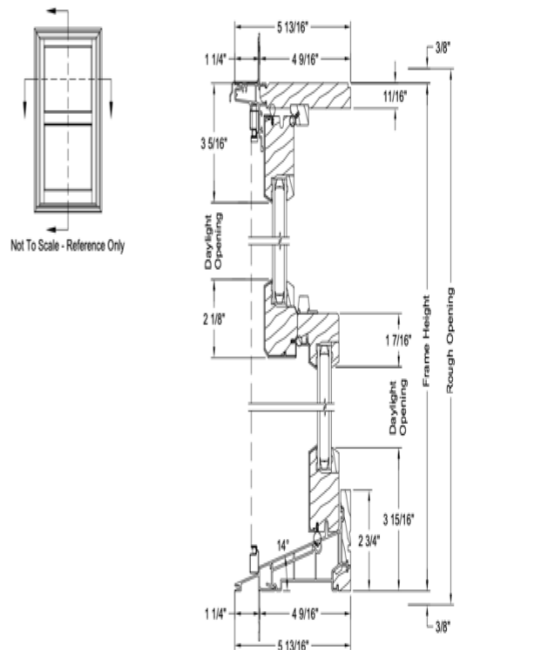
SITELINE® | DOUBLE-HUNG
CLAD-WOOD WINDOWS

GRID, BOTTOM RAIL & GLASS STOP OPTIONS



SITELINE® | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR SECTIONS



CLAD-WOOD PATIO & BALCONY DOORS

JELD WEN.

WINDOWS

DOORS

STYLE & DESIGN

SUPPORT

Siteline® Clad-Wood Patio Door: Wide Stile Sliding



12' Board and Batten Hardie Panel



Cedar shingles



16 in. Eastern White Cedar Wood Grade D Utility Shingles



Roof Shingles

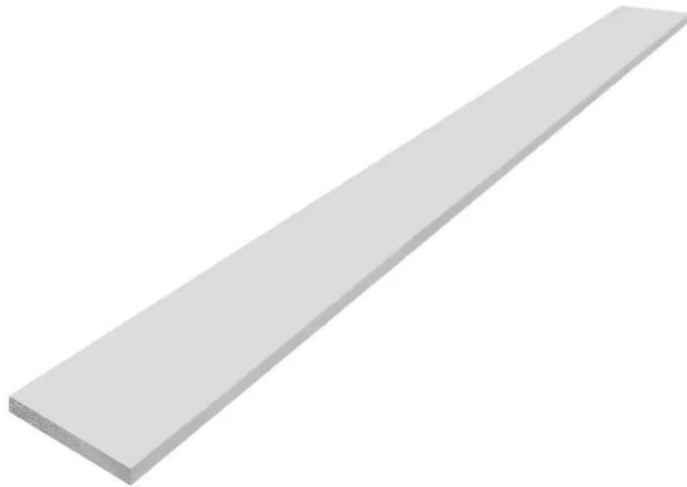
GAF - Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles



Trim and Fascia

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND.

1 in. x 4 in. Primed Wood Fascia Trim Board



Exterior Siding

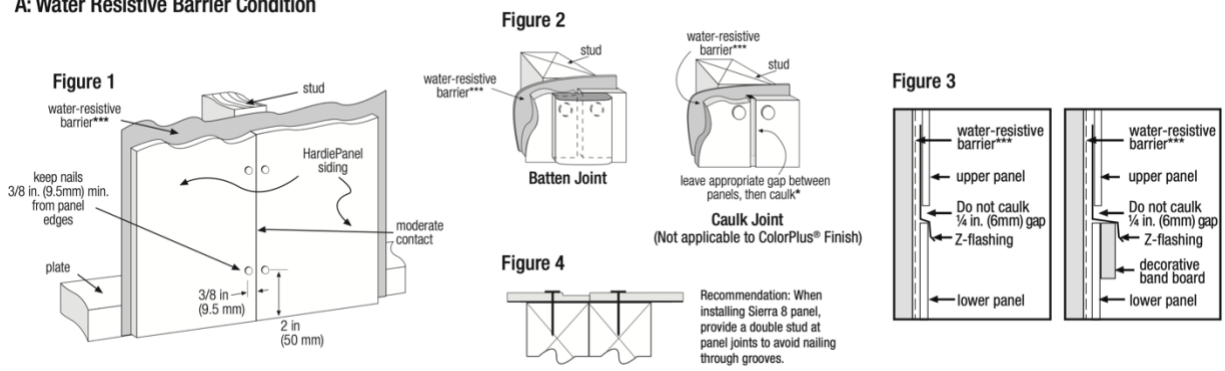
The house will be covered in fiber cement siding to match the existing stucco walls on the first floor.

Materials

James Hardie Primed HZ5 Fiber Cement Stucco Panel Siding 48-in x 96-in



A: Water Resistant Barrier Condition





Caulked vertical joints between panels show a nearly seamless surface. Example from Garrett Park house.



Concrete pavers for front walkway



Steps for sloped side walkway





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/17/2024

Application No: 1086808
AP Type: HISTORIC
Customer No: 1502942

Comments

Add a rear addition to the existing house as it is too small for a family to habitate. Restore the existing house which has been abandoned for a long time.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 8827 Hawkins LN
Chevy Chase, MD 20815
Homeowner Jittipun (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work Restore the existing house. Add 20 ft addition to the existing house.